City of Santa Barbara
California

CITY OF SANTA BARBARA PLANNING COMMISSION

RESOLUTION NO. 020-05
320 W. PUEBLO STREET
SANTA BARBARA COTTAGE HOSPITAL
MARCH 24, 2005

APPLICATION OF SUZANNE ELLEDGE, AGENT FOR SANTA BARBARA COTTAGE HOSPITAL (SBCH), 320 WEST PUEBLO STREET, APNS: 025-102-001; 025-101-001, -005, -022, -024, -025, -026, -027; 025-061-015; 025-171-004, -006, -009, -011, -032, -039, -041; C-O MEDICAL OFFICE ZONE, GENERAL PLAN DESIGNATION: MAJOR PUBLIC AND INSTITUTIONAL/MEDICAL CENTER (MST2003-00152)

The SBCH project is intended to comply with State Senate Bill 1953, which requires the seismic retrofit and/or upgrading of all acute care facilities in the state. The project involves the demolition of approximately 283,263 sq. ft. of existing hospital structures, including 233,170 sq. ft. of the existing main hospital building and Eye Center and 37,535 sq. ft. of structures located on the adjacent block bounded by Oak Park Lane, and Junipero, Castillo and Pueblo Streets. The existing South Wing, East Wing, Centennial Wing, and Buildings G and K, totaling 240,100 sq. ft. would remain as part of the hospital complex. Approximately, 472,450 sq. ft. of new hospital structures would be constructed resulting in a 712,550 sq. ft. hospital facility. The project includes a helipad on the roof of the proposed Diagnostic and Treatment Building. The number of licensed beds would be reduced from 456 to 337.

To allow the new hospital construction, the project proposes the permanent closure of the 2300 Block of Castillo Street between Pueblo and Junipero Streets. Parking for the project includes the construction of two new multi-level parking structures and surface parking lots for a total of 1,372 parking spaces. The proposed Knapp parking structure would be located behind the Knapp Building at 2400 Bath Street and would contain approximately 556 parking spaces. The proposed Pueblo parking structure would contain approximately 635 parking spaces and would be located at the northeast corner of Pueblo and Castillo Streets. A childcare center (11,813 sq. ft.) consisting of three single story structures would be located adjacent to the Pueblo parking structure. Construction of the project is expected to take approximately nine years through the year 2013, during which the hospital would remain fully operational.

Primary landscape features for the project include a landscaped garden area at the corner of Pueblo Street and Oak Park Lane, five patient pavilion courtyards, central and western courtyards, and main entry landscaping. Preliminary earthwork quantities for the project include 143,600 cubic yards of cut and 60,500 cubic yards of fill.

The project proposes the establishment of a new Hospital Area Specific Plan (SP-8), intended to provide a hospital-oriented zone and specifies allowable land uses and development standards for three separate areas within the project site. The proposed zone would facilitate the reconstruction of the existing facilities as well future development within the SP-8 zone. A Development Agreement is also proposed to facilitate the nine year construction period and ensure that the project is carried out in a timely manner.

Actions by the Planning Commission

1. A Final Environmental Impact Report (Santa Barbara Cottage Hospital Seismic Compliance and Modernization Plan EIR) has been prepared. Prior to an action on the project, the Planning Commission

must make findings pursuant to the California Environmental Quality Act Guidelines Section 15091 and certify the Final EIR.

2. Approval of a Development Plan to allow the addition of new square footage to the facility (SBMC § 28.87.300); and
3. Approval of a Vesting Tentative Map for the project.

Actions Requiring a Recommendation to the City Council by the Planning Commission:

1. Adoption of Specific Plan (SP-8) to establish new Hospital Area Zone, which will specify allowable land uses and development standards for the hospital facility and areas within the Specific Plan;
2. Approval of a Development Agreement to allow completion of the proposed construction phases, which are expected to exceed the four-year life of a Development Plan Approval and ensure timely completion of project;
3. Approval of a Final Community Priority and Economic Development Designation;
4. Approval of a Final Economic Development Allocation of 182,541 square feet; and
5. Approval of the Abandonment of the 2300 Block of Castillo Street

The Planning Commission actions listed above are contingent upon approval of the City Council actions.

WHEREAS, the Planning Commission has held the required public hearing on the above application, and the Applicant was present.

WHEREAS, 7 people appeared to speak in favor of the application, and 1 person appeared to speak in opposition thereto, and the following exhibits were presented for the record:

1. Staff Report with Attachments, March 15, 2005
2. Site Plans
3. Correspondence received in support of the project:
   a. Edward R. Wallace, M.D., 2502 Anacapa St., Santa Barbara, CA
4. Correspondence received in opposition to the project:
   a. Naomi Kovacs, 916 Anacapa St., Santa Barbara, CA
   b. Dr. Edward McGowan, 7259 Del Norte, Goleta, CA
   c. James Schwan, Sr., 1145 Crestline Dr., Santa Barbara, CA
   d. Sally Sphar, no address submitted

NOW, THEREFORE BE IT RESOLVED that the City Planning Commission:

I. APPROVED THE SUBJECT APPLICATION MAKING THE FOLLOWING FINDINGS AND DETERMINATIONS:

A. FINDINGS FOR CERTIFICATION OF THE FINAL ENVIRONMENTAL IMPACT REPORT (PER PUBLIC RESOURCES CODE (PRC) SECTION 21081 AND CALIFORNIA CODE OF REGULATIONS (CCR) SECTION 15090)

The Planning Commission certifies the Final Environmental Impact Report MST2003-00152 for the Santa Barbara Cottage Hospital Seismic Compliance and Modernization Project (Project) and Specific Plan (SP-8), finding that:

1. The Final Environmental Impact Report for Santa Barbara Cottage Hospital Project and SP-8 was presented to the Planning Commission of the City of Santa Barbara. The Planning Commission reviewed and considered the information contained in the Final Environmental Impact Report, along with public comments received and responses to comments.
2. The Final Environmental Impact Report for Santa Barbara Cottage Hospital Project and SP-8 has been completed in compliance with the California Environmental Quality Act, reflects the City of Santa Barbara Planning Commission's independent judgment and analysis, and constitutes adequate environmental evaluation and documentation for the Santa Barbara Cottage Hospital Project and SP-8.

B. Findings of Significant, Unavoidable (Class I) Impacts Resulting from the Project and SP-8, Reduction of Significant Impacts, and Infeasibility of Mitigation Measures and Alternatives (per PRC Section 21081 and CCR 15091)

The Planning Commission finds that the project and SP-8 would result in the following significant, unavoidable (Class I) impacts, as identified in the Final EIR:

1. Air Quality Class I Impacts

   Long-Term Operational Impacts (Project-Specific, Specific Plan, Cumulative). Significant amounts of air pollutant emissions would be generated from vehicles and equipment associated with long-term operations of the reconstructed hospital and potential future full build-out of the Specific Plan. These impacts would be partially reduced by application of mitigation measures AQ-1 (Energy Conservation Features), and AQ-2 (Stationary Source Permits). Project Features PR 13-5 (Transportation Mitigation) and PF 5-2 (Transportation Demand Management) and transportation mitigation measure TRF-3 (Parking Cash-Out Program) would also be expected to reduce air pollutant emissions by an unknown amount, as would project feature PF-5-1 (Green Building) and mitigation measure PS-4 (Energy and Environmental Design). No mitigation measures or alternatives have been identified that would feasibly reduce long-term project-specific, Specific Plan, and cumulative air quality effects to levels less than the impact significance thresholds. Long-term operational impacts would be significant and unavoidable.

2. Noise and Vibration Class I Impacts

Long-Term Helicopter Operations Impacts (Project-Specific and Specific Plan). Project operations and Specific Plan build-out would result in significant noise effects to surrounding land uses from helicopter activities. These impacts would be partially reduced by implementation of mitigation measures N-1 (Helicopter Operations Plan), N-2 (Annual Helicopter Operation Evaluations), and N-3 (Helicopter Activity Records). No feasible mitigation measures or alternatives have been identified that would fully mitigate these impacts to less than significant levels. Long-term helicopter noise impacts of the project and Specific Plan would be significant and unavoidable.

Temporary Construction Noise and Vibration Impacts (Project-Specific and Specific Plan). During project construction phases 1, 2, and 3 and potential future build-out of the Specific Plan, construction-related noise effects would be significant to surrounding residential uses, and construction-related vibration effects would be significant to surrounding residential, hospital, and office uses. These impacts would be partially reduced by application of identified mitigation measures N-7 (Construction Equipment Review), N-8 (Pre-Construction Crack Survey), N-10 (Construction Equipment Controls), N-11 (Temporary Noise Barriers), N-12 (Construction Notifications to Neighbors), N-13 (Truck Routing), N-14 (Neighborhood Access), N-15 (Radios and Alarms), N-16 (Construction Vehicles), N-17 (Worker Activities), and N-18 (Site Access). Mitigation Measure N-9 (Construction Hour Limitations) which would limit construction hours to 8:00 a.m. to 5:00 p.m. weekdays was determined to be infeasible because it would substantially extend the overall duration of the construction period by several years, adding substantial cost to the project construction, and putting the ability to meet the State-mandated deadline at jeopardy. An alternate construction hours measure to be applied as a condition of approval would reduce the construction hours that were proposed as part of the project description, thereby providing partial mitigation. No feasible mitigation measures or alternatives have been identified that would fully mitigate these impacts to less than significant levels. Temporary construction-related noise and vibration impacts would be significant and unavoidable.

3. Transportation and Circulation Class I Impacts

Long-Term Traffic Impacts (Project-Specific, Specific Plan Cumulative).

Project and Cumulative. The Final EIR identifies that the project would result in long-term, unavoidable, significant project-specific traffic impacts and contribution to cumulative traffic impacts at the signalized intersections of Mission Street/Bath Street, Mission Street/Castillo Street, and Mission Street/U.S. 101 southbound ramps, and the unsignalized intersection of Modoc Road/Mission Street. The Final EIR identifies measures to partially reduce the impacts. Mitigation measure TRF-1 (Project Study Report), would contribute toward mitigations by determining feasibility and cost of a comprehensive set of improvements to improve access, circulation and intersection service levels, with implementation of project improvements undertaken as a shared effort between the City, SBCAG, and Caltrans. However the study would not itself mitigate the impact and the improvements themselves have not been identified, accepted, funded or scheduled, and are in part under the jurisdiction of other agencies, and therefore cannot be conclusively

determined as feasibly mitigating the project impacts to less than significant levels. Mitigation Measure TRF-2 (Mission Street/U.S. 101 Southbound Ramps) identified in the EIR was not applied because it was determined as fiscally infeasible because the non-profit hospital has limited resources to complete the project, and mitigation funds would be better applied to TRF-1 toward the more comprehensive study and identification of solutions. Implementation of TRF-3 (Parking Cash-Out Program) would establish an incentive for employees to use alternative transportation and thereby reduce traffic trips associated with project operations. However, the level of participation in this program cannot be predicted or mandated, and therefore the level of mitigation cannot be assured. Therefore, the project-specific and cumulative traffic impacts remain significant and unavoidable.

Specific Plan and Cumulative. The Final EIR identifies that potential future build-out of the Specific Plan would result in long-term, unavoidable, significant project-specific traffic impacts and contribution to cumulative traffic impacts at the signalized intersections of Mission Street/Bath Street, Mission Street/Castillo Street, and Mission Street/ U.S. 101 Northbound and Southbound Ramps, and the unsignalized intersection at Mission Street/Modoc Road. The Final EIR identifies improvements that could partially reduce the impacts. Mitigation measure TRF-1 (Project Study Report) would contribute toward mitigations by determining feasibility and cost of a vehicular overcrossing from Calle Real to Modoc Road. TRF-6 (U.S. 101 Northbound Ramps/Mission Street) would provide intersection improvements to fully mitigate impacts at this intersection. However the TRF-1 study would not itself mitigate the impact and the TRF-1 and TRF-6 improvements themselves have not been identified, accepted, funded or scheduled, and are in part under the jurisdiction of other agencies, and therefore cannot be conclusively determined as feasibly mitigating the project impacts to less than significant levels. Implementation of TRF-3 (Parking Cash-Out Program) would establish an incentive for employees to use alternative transportation and thereby reduce traffic trips associated with project operations. However, the level of participation in this program cannot be predicted or mandated, and therefore the level of mitigation cannot be assured. Therefore, the project's transportation and circulation impacts remain significant and unavoidable.

Long-Term Cumulative. The EIR identifies that the project and potential future build-out would result in significant contributions to cumulative traffic at the following intersections: Calle Real/U.S. 101 northbound on-ramp, Tallant Road/ Las Positas Road, Calle Real/Las Positas Road, Modoc Road/Las Positas Road, De La Vina Street/Pueblo Street, De La Vina Street/Mission Street, Bath Street/Mission Street, Castillo Street/Mission Street, U.S. 101 northbound ramp/Mission Street, U.S. southbound ramp/Mission Street, Modoc Road/Mission Street. Mitigation measure TRF-1 (Project Study Report) would contribute the project's fair share of comprehensive traffic and circulation solutions for the area. The improvements identified by the study would be expected to mitigate traffic impacts at all of these listed intersections except De La Vina Street/Pueblo Street. However, the project study report would not itself mitigate the impacts, and the improvements have not been accepted, funded or scheduled, and are in part under the jurisdiction of other agencies, and therefore cannot be conclusively determined as feasibly mitigating the project impacts to less than significant levels. TRF-3 (Parking Cash-Out Program) would be expected to

reduce traffic trips and impacts, but the level of mitigation cannot be assured. As such, these cumulative impacts are considered to be significant and unavoidable. The EIR included a signal warrant analysis at De La Vina and Pueblo which determined that a signal would not be warranted, and no other feasible mitigation was identified for this intersection. The project impact to the De La Vina/Pueblo intersection is identified as significant and unavoidable.

4. Biological Resources Class I Impact

Long-Term and Construction Impact: Loss of Moreton Bay Fig Tree (Project-Specific). Project construction creates the potential for loss of the Moreton Bay Fig Tree, a substantial biological resource. While mitigation measures have been identified to protect the tree, it is not assured that these measures would be successful and the tree would survive. Mitigation measures B-5 (Moreton Bay Fig Tree Appraisal), B-6 (Moreton Bay Fig Tree Replacement), and B-7 (Moreton Bay Fig Tree Compensation) providing for tree replacement would not fully mitigate the tree's loss. In the event the tree is lost, the biological impact would be significant and unavoidable.

C. **Findings of Reduction of Potentially Significant and Avoidable (Class II) Impacts of the Project and SP-8 (per PRC Section 21081 and CCR Section 15091)**

The Planning Commission finds that changes and/or alterations have been required in, or incorporated into the proposed project and Specific Plan that would avoid or reduce potentially significant impacts to adverse, but less than significant levels (Class II impacts), as identified in the Final EIR. The following mitigation measures are specified in the conditions of approval.

1. Biological Resources Class II Impacts

Long-Term Biological Impacts (Project-Specific, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant project-specific, Specific Plan, and cumulative long-term biological impacts associated with wildlife and habitat, the Moreton Bay Fig Tree, and Mission Creek would be reduced to less than significant levels.

Wildlife and Habitat: Potential long-term impacts to localized habitat for birds and other wildlife species adapted to urban environments would be substantially reduced by implementation of mitigation measures B-1 (Designation of a Project Arborist), B-2 (Post-Construction Monitoring of Existing and Replacement Trees), B-3 (Landscape Plan Implementation), B-8 (Nesting Season), B-9 (Tree Replacement), and B-12 (Oak Tree Replacement).

Moreton Bay Fig: Potential damage to the Moreton Bay Fig tree from the project would be substantially reduced by implementation of mitigation measures B-4 (Moreton Bay Fig Maintenance Plan).

Mission Creek: Potential long-term effects of project drainage facilities on Mission Creek biological resources would be substantially reduced by implementation of mitigation measures HYD-4 (Water Pollution Control), and HYD-6 (Operations and Maintenance Plan).

Temporary Construction-Related Biological Impacts (Project-Specific, Specific Plan, Cumulative) With implementation of identified mitigation measures, potentially significant project, Specific Plan, and cumulative construction-related biological impacts to localized wildlife and habitat (including nesting birds), specimen trees (including ornamental species, oaks and other native species, and the Moreton Bay Fig Tree) and Mission Creek resources would be reduced to less than significant levels.

Wildlife and Habitat: Potential construction effects on localized wildlife and habitat would be substantially reduced by implementation of mitigation measure B-3 (Landscape Plan Implementation). Potential construction effects on the nesting birds would be substantially reduced by implementation of mitigation measure B-8 (Nesting Season).

Ornamental and Native Trees and Moreton Bay Fig: Potential effects on existing ornamental trees to be retained would be substantially reduced by implementation of mitigation measures B-10 (Existing and Replacement Tree Protection during Construction), B-11 (Landscaping under Preserved Trees) and B-12 (Coast Live Oak Tree Replacement Off Site). Potential effects on native oak trees would be substantially reduced by implementation of mitigation measures B-11 (Landscaping under Preserved Trees) and B-12 (Coast Live Oak Tree Replacement Off-Site). Potential effects on the Moreton Bay Fig tree would be substantially reduced by implementation of mitigation measures B-10 (Existing and Replacement Tree Protection during Construction) and B-13 (Moreton Bay Fig Invigoration and Protection).

Mission Creek: Potential effects to Mission Creek biological resources would be substantially reduced by implementation of mitigation measures B-14 (Nationwide Permit), B-15 (Water Quality Certification), and B-16 (1603 Streambed Alteration Agreement), and HYD-8 (State General Construction Activity Permit), HYD-9 (Erosion Control Plan), HYD-11 (Dewatering), and HYD-13 (Water Pollution Control).

2. Cultural Resources Class II Impacts

Long-Term and Construction-Related Cultural Resource Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant long-term project-specific, Specific Plan, and cumulative impacts to archaeological and historic resources would be reduced to less than significant levels.

Archaeological Resources. The potential for effects on known archaeological resource site (CA-SBa-3684) would be substantially reduced by implementation of mitigation measures CR-1 (Survey and Monitoring), CR-2 (Pre-Construction Conference), (CR-4 (Resources Significance Assessment and Mitigation), CR-5 (Supplemental Mitigation), and CR-6 (Monitoring Report). Potential effects on other unknown archaeological resources would be substantially reduced by implementation of mitigation measures CR-3 (Unanticipated Resource Discovery) and CR-2, CR-4, CR-5, and CR-6.

Historic Resources. The potential significance of historic effects due to removal of the structure at 401 West Pueblo Street would be substantially reduced by implementation of mitigation measure CR-7 (Photographic Documentation). Potential effects from damage or

loss of the Moreton Bay Fig tree would be substantially reduced by implementation of mitigation measures B-1 through B-7, and B-13 (Moreton Bay Fig Mitigations).

3. Geophysical Class II Impacts

Long-Term Geophysical Impacts (Project-Specific and Specific Plan). With implementation of identified mitigation measures, potentially significant project-specific and Specific Plan long-term seismic and geologic impacts associated with earthquake ground shaking, liquefaction, settlement, perched groundwater, corrosive soil, oversized rocks, compressible soils, and expansive soils would be reduced to less than significant levels.

Ground Shaking. The potential for structural damage impacts caused by seismic shaking would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Liquefaction. The potential for structural damage impacts caused by liquefaction would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Settlement. The potential for structural damage impacts caused by seismic settlement would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Perched Groundwater. The potential for groundwater seepage and structural damage impacts from perched groundwater would be substantially reduced by implementation of mitigation measure GEO-2 (Geotechnical Investigations).

Corrosive Soils. The potential for structural damage and foundation instability from corrosive soils would be substantially reduced by implementation of mitigation measure GEO-1 (Corrosion Analysis).

Oversized Rock. The potential for structural damage caused by oversized boulders would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Compressible Soils. The potential for structural damage and foundation instability caused by uncompacted fill and alluvial soils containing deleterious and organic material would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Expansive Soils. The potential for structural damage and foundation instability caused by expansive soils would be substantially reduced by implementation of mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Construction-Related Geophysical Impacts (Project-Specific and Specific Plan). With implementation of identified mitigation measures, potentially significant project-specific and Specific Plan construction-related geophysical impacts associated with slope instability, perched groundwater, and erosion would be reduced to less than significant levels.

Slope Instability. The potential for slope failure during construction caused by over-excavation of the existing site would be substantially reduced by implementation of identified mitigation measure GEO-4 (Excavation and Shoring Safety).

Perched Groundwater. The potential for structural and foundation damage caused by groundwater seepage would be substantially reduced by implementation of identified mitigation measures GEO-2 (Final Geotechnical Investigations) and GEO-3 (Geotechnical Monitor).

Substantial Erosion. The potential for substantial erosion caused by exposed on-site soils during construction would be substantially reduced by implementation of identified mitigation measures HYD-1 (Final Hydrology and Hydraulics Study) and HYD-2 (Letter of Map Revision).

4. Hazards Class II Impacts

Long-Term Hazards Impacts (Project, Specific Plan, Cumulative) With implementation of identified mitigation measures, potentially significant project-specific, Specific Plan, and cumulative long-term hazard impacts associated with hazardous substances, crime, aircraft, and fire would be reduced to less than significant levels.

Hazardous Materials and Waste. The potential for hazards from leaks or spills of hazardous materials during transport on local streets would be substantially reduced by implementation of mitigation measure HAZ-1 (Local Transportation Routes). The potential for exposure of persons or the environment to hazardous substances due to increased hazardous materials use and hazardous waste generation would be substantially reduced by implementation of project feature PF 9-1 (Hazardous Materials and Waste Control Program) and mitigation measures HAZ-1 (Local Transportation Route), HAZ-2 (Business Plan), HAZ-3 (Emergency Management Manual), HAZ-4 (Hazardous Materials and Waste Control Plan), HAZ-5 (Hazardous Materials and Waste Control Plan). The potential for exposure of persons to medical waste due to increase in facility capacity would be substantially reduced by implementation of identified mitigation measure HAZ-6 (Medical Waste Management Plan).

Crime and Public Security. The potential for crime to occur due to secluded areas in the project facilities and site vicinity would be substantially reduced by implementation of project feature PF 9-3 (Upgraded Security System), and mitigation measures HAZ-3 (Emergency Management Manual), and HAZ-7 (Security Patrols).

Aircraft Safety. The potential for helicopters to crash into properties within the flight path during flight operations due to the new trauma helipad would be substantially reduced by implementation of project feature PF 9-2 (Aircraft Safety) and mitigation measures HAZ-8 (Helipad).

Fire Safety. The potential for fire hazards to increase due to increase in amount of hazardous materials or flammable materials would be substantially reduced by application of project feature PF 12-2 (Upgraded Fire Protection Equipment) and mitigation measures

HAZ-3 (Emergency Management Manual) and HAZ-4 (Hazardous Materials and Waste Control Plan).

Temporary Construction-Related Hazards Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant temporary construction-related project-specific, Specific Plan, and cumulative hazard impacts associated with hazardous substances, crime, and fire would be reduced to less than significant levels.

Hazardous Materials and Waste. The potential for exposure of persons or the environment to hazards from hazardous substances during construction (including hazardous materials, hazardous waste, and medical waste) would be substantially reduced by implementation of mitigation measures HAZ-6 (Medical Waste), HAZ-9 (Construction Hazards Management Plan), HAZ-10 (Asbestos-Containing Materials), HAZ-11 (Lead-Based Paint), HAZ-12 (PCBs), HAZ-13 (Equipment Relocation), HAZ-14a (Central Plant Site Mitigation), HAZ-14b (Removal of Contaminated Soil), HAZ-15 (Unknown Materials Discovery), and HYD-9 (Erosion Control), HYD-11 (Dewatering), HYD-12 (Discharge of Hazardous Materials), and HYD-13 (Water Pollution Control).

Public Security. The potential for public security impacts during construction of the proposed project and Specific Plan build-out would be substantially reduced by implementation of mitigation measure HAZ-9 (Construction Hazards Management Plan).

Fire Hazards. The potential for increased fire hazard impacts during construction would be substantially reduced by implementation of mitigation measures HAZ-9 (Construction Hazards Management Plan), HYD-9 (Erosion Control Plan), HYD-10 (Flood Hazard Reduction Plan) and TRF-8 (Construction Transportation Management Plan).

5. Hydrology and Water Quality Class II Impacts

Long-Term Hydrology and Water Quality Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant project-specific, Specific Plan, and cumulative long-term drainage, flooding, and water quality impacts would be reduced to less than significant levels.

Drainage and Flooding. Potential effects on drainage flows and patterns and floodplain locations and elevations would be substantially reduced by implementation of project features PF 10-1(Hospital Storm Drain), PF-2 (Knapp Parking Structure Drain), PF-3 (Pueblo Parking Structure and Child Care Center Drains), PF-4 (Concrete Box Storm Drain, and PF-5 (Mission Creek Inlet), and mitigation measures HYD-1 (Final Hydrology and Hydraulics Study), HYD-2 (Letter of Map Revision), and HYD-3 (Flood Hazard Reduction).

Water Quality. Potential water quality effects due to discharge of sediments and pollutants into surface waters would be substantially reduced by implementation of project feature PF 10-6 (Landscape Design for Water Quality) and mitigation measures HYD-4 (Water Pollution Control), HYD-5 (Project Storm Water Management Plan), HYD-6 (Operations and Maintenance Plan), and HYD-7 (City Storm Water Management Plan Compliance).

Temporary Construction-Related Hydrology and Water Quality Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant project-specific, Specific Plan, and cumulative drainage, flooding, and water quality impacts would be reduced to less than significant levels.

Drainage and Flooding. Potential hydrology impacts during construction due to changes in drainage and flooding patterns would be substantially reduced by implementation of mitigation measures HYD-8 (State General Construction Activity Permit), HYD-9 (Erosion Control Plan), HYD-10 (Flood Hazard Reduction Plan), and HYD-11 (Dewatering).

Water Quality. Potential water quality impacts during construction would be substantially reduced by implementation of mitigation measures HYD-8 through HYD-11 and HYD-12 (Discharge of Hazardous Substances) and HYD-13 (Water Pollution Control).

6. Noise and Vibration Class II Impacts

Long-Term Noise Impacts (Project). With implementation of identified mitigation measures, potentially significant long-term operational noise impacts of the project from central plant equipment testing would be reduced to less than significant levels.

Central Plant Noise. Potential noise impacts due to generator testing occurring during the evening or nighttime hours would be substantially reduced by implementation of mitigation measure N-4 (Mechanical Equipment Testing) that would restrict testing to daytime hours.

7. Public Services Class II Impacts

Long-Term Public Services Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant long-term project-specific, Specific Plan, and cumulative public services impacts associated with emergency services (fire, police and ambulance), water resources and services, and solid waste generation and disposal would be reduced to less than significant levels.

Emergency Services. Potential effects on public security and fire protection would be substantially reduced by implementation of project features PF 9-3 (Upgraded Security System), PF 12-1 (Upgraded Fire Protection Equipment), PF-13-1 (Parking Facilities), PF-13-6 (Hospital Entrance Circulation) and mitigation measure HAZ-7 (Security Patrols).

Water Resources. Potential effects on water resources would be substantially reduced by implementation of project feature PF 12-3 (Water Conservation Measures) and mitigation measure PS-1 (Water Conservation).

Solid Waste. Potential effects from increased solid waste generation and disposal would be substantially reduced by implementation of project feature PF 12-5 (Solid Waste Reduction Program), and mitigation measures PS-2 (Source Reduction/Recycling Plan), and PS-3 (Solid Waster Management Plan).

Temporary Construction-Related Public Services Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant temporary public service impacts during construction associated with emergency services

(fire, police and ambulance), water resources and services, and solid waste generation and disposal would be reduced to less than significant levels.

Emergency Services. Potential temporary effects on public security and emergency vehicle circulation during construction would be substantially reduced by implementation of project feature PF12-2 (Construction Barriers and Security Devices) and mitigation measure TRF-8 (Construction Management Plan).

Water Resources. Potential temporary effects on water resources during construction would be substantially reduced by implementation of project feature PF 12-3 (Water Conservation Measures) and mitigation measure HYD-8 (State General Construction Activity Permit).

Solid Waste. Potential temporary construction-related effects from increased solid waste generation would be substantially reduced by implementation of project feature PF 12-4 (Demolition Debris Recycling) and mitigation measure PS-5 (Recycling/Waste Reduction Plan).

8. Transportation and Circulation Class II Impacts

Long-Term Traffic Impacts (Project-specific, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant long-term traffic, parking, and public transportation impacts would be reduced to less than significant levels.

Specific Plan and Cumulative Traffic. Impacts would be substantially reduced at the signalized intersections of Calle Real/U.S. 101 Northbound Ramps and Mission Street. U.S. 101 Northbound Ramps with mitigation measures TRF-5 (Calle Real-Las Positas Road/U.S. 101 Northbound Ramps at Earl Warren Showgrounds), and TRF-6 (U.S. 101 Northbound Ramps/Mission Street).

Public Transportation/ Castillo Closure. Project and Specific Plan effects on MTD Route 3 (Oak Park) due to increased ridership and Castillo closure would be substantially reduced by implementation of mitigation measure TRF-9 (MTD Alternative Route Plan).

Temporary Construction-Related Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant temporary parking, circulation, and public transportation impacts during construction would be reduced to less than significant levels.

Parking Impacts. Temporary construction-related effects on parking during project Construction Phases I and II due to closure of existing parking facilities would be substantially reduced by implementation of project feature PF-13-4 (Construction Worker Parking) and mitigation measures TRF-7 (Construction Parking).

Circulation. Temporary effects on pedestrian circulation during project Construction Phases I through IV due to closure of several existing sidewalks would be substantially reduced by implementation of mitigation measure TRF-8 (Construction Management Plan). Specific Plan effects on pedestrian and vehicular circulation are likely during construction of potential future development, although those projects are not yet planned or designed.

At the time that those specific development projects are proposed traffic analysis will be required to analyze the vehicle, pedestrian, and parking impacts of construction. Implementation of mitigation measure TRF-8 (Construction Management Plan) to the satisfaction of the City would substantially reduce temporary impacts to vehicle, pedestrian, or parking.

Public Transportation. Temporary construction-related effects on MTD Route 3 (Oak Park) and project contribution to cumulative effects on existing public transit routes and bus stops due to increased construction of interdependent uses in the vicinity during Construction Phase III would be substantially reduced by implementation of mitigation measure TRF-9 (MTD Alternative Route Plan).

9. Visual Aesthetics and Lighting Class II Impacts

Long-Term Lighting and Glare Impacts (Project-Specific and Specific Plan). With implementation of identified mitigation measures, potentially significant long-term view, lighting and glare impacts of the project and potential future Specific Plan build-out would be reduced to less than significant levels.

Views. The EIR identifies project effects to view 1 from the corner of Pueblo and Oak Park Lane as potentially significant but substantially reduced with implementation of the landscape plan and mitigation measure B-2 requiring long-term maintenance of landscaping.

Glare. Potential project glare effects due to introduction of more glass at the main entrance would be substantially reduced by implementation of mitigation measure V-1 (Glass Treatment).

Helipad Lighting. Potential light and glare impacts due to helipad beacon lighting would be substantially reduced by implementation of mitigation measure V-2 (Helipad Lighting Relocation).

Temporary Construction-Related Visual Impacts (Project, Specific Plan, Cumulative). With implementation of identified mitigation measures, potentially significant temporary construction-related visual impacts associated with visual aesthetics and lighting would be reduced to less than significant levels.

Visual Aesthetics. Potential visual aesthetics impacts during construction due to the removal of vegetation within the public landscape area and exposure of construction activities, equipment and storage areas would be substantially reduced by implementation of identified mitigation measures B-2 (Post-Construction Monitoring of Existing and Replacement Trees) and V-3 (Construction Screening).

Lighting Impacts. Potential impacts due to night lighting and glare would be substantially reduced by implementation of mitigation measure V-4 (Nighttime Lighting).

D. **Findings of Reduction of Adverse but Less Than Significant (Class III) Impacts of the Project and SP-8**

The Planning Commission finds that the following environmental impacts of the project and SP-8 would be adverse but less than significant, as identified in the Final EIR. Changes and/ or alterations have been applied in some cases that further reduce impacts identified as adverse, but less than significant (Class III), consistent with policy direction to minimize environmental effects.

1. Air Quality Class III Impacts

Long-Term Operational Air Quality Impacts (Project-Specific, Specific Plan, Cumulative). Project and Specific Plan build-out would not have significant long-term project-specific or cumulative air quality impacts from carbon monoxide (CO), and no mitigation measures are required. Project and Specific Plan build-out would not cause a significant increase in human health risks from exposure to diesel exhaust particulates in the project vicinity; and no mitigation measures would be required.

Temporary Construction Air Quality Impacts (Project-Specific, Specific Plan, and Cumulative). The project and Specific Plan build-out would not result in significant construction-related air quality effects. Construction-related nuisance dust and particulates emissions would be reduced by implementation of measures AQ-3 (Dust Mitigation – Site Watering), AQ-4 (Dust Mitigation – Speed Limit), AQ-5 (Dust Mitigation – Gravel Pads/ Street Sweeping), AQ-6 (Dust Mitigation – Stockpile Treatment), AQ-7 (Dust Mitigation – Grading suspension), AQ-8 (Dust Mitigation – Site Stabilization), AQ-9 (Dust Mitigation – Truck Covering), AQ-10 (Dust Mitigation – Monitor) and AQ-11 (Dust Mitigation – Plan Specifications). Construction equipment emissions, including diesel toxics, and emissions from construction activities, including would be reduced by implementation of mitigation measures AQ-12 (Construction Equipment Emissions), AQ-13 (Construction Equipment Operations), and AQ-14 (Architectural Coating Emissions), consistent with Clean Air Plan and City policies for minimizing air quality emissions.

2. Biological Resources Class III Impacts

Long-Term and Construction-Related Biological Impacts (Project, Specific Plan, Cumulative). The proposed project would result in no significant impacts to protected special status wildlife or vegetation species, and no mitigation measures would be required.

3. Cultural Resources Class III Impacts

Long-Term and Temporary Impacts to Cultural Resources (Project, Cumulative). Long-term (post-construction) operation of the hospital or Specific Plan related facilities would result in significant archaeological or historic impacts, and no mitigation measures would be required. Development in the project area would not contribute to a significant cumulative impact on archaeological resources outside the project construction limits; and no mitigation measures would be required. Although the hospital site location (300–320 West Pueblo Street) was found eligible as a Site of Merit, the buildings themselves were determined not historically significant because they are either less than fifty years old and

modern in design or have been altered substantially, and no mitigation measures would be required. Project effects on the historical integrity of the Knapp building 2400 Bath Street are less than significant due to project design; and no mitigation measures would be required. Cumulative visual impacts to historic resources would be less than significant, and no mitigation measures would be required.

4. Geophysical Class III Impacts

Long-Term Geophysical Impacts (Project, Specific Plan, Cumulative). The potential for structural damage or safety impacts caused by fault rupture, seismically induced landslides, and mudslides would not be significant, and no mitigation measures would be required. Long-term cumulative geophysical effects in combination with other project would be less than significant and no further mitigation is required.

Temporary Construction-Related Impacts (Cumulative). Construction of the project and potential future Specific Plan build-out, in combination with other projects, would not create cumulative seismic, geologic or soils-related impacts, and no mitigation measures would be required.

5. Hazardous Materials Class III Impacts

Long-Term Hazard Impacts (Project, Specific Plan, Cumulative). The project and the Specific Plan build-out would not result in significant project-specific or cumulative impacts associated sewage hazards, and no mitigation measures would be required.

Temporary Construction Hazard Impacts. Construction of the project and potential future Specific Plan build-out would not result in significant project-specific or cumulative impacts associated with sewage hazards, and no mitigation measures would be required.

6. Hydrology and Water Quality Class III Impacts

Temporary Construction Hydrology Impacts (Project, Specific Plan, Cumulative). No significant changes to drainage patterns or increases in storm water flows are anticipated in conjunction with the construction activities associated with potential future the Specific Plan build-out; and no mitigation measures would be required. The proposed project and Specific Plan build-out would not significantly affect the existing 100-year floodplain boundary, and no mitigation measures would be required.

7. Noise and Vibration Class III Impacts

Long-Term Noise and Vibration Impacts (Project, Specific Plan, Cumulative). Vehicular traffic noise from operations of the project and Specific Plan facilities and cumulatively with other projects would be less than significant, and no mitigation measures would be required. Project-specific and cumulative noise effects from operation of project parking structures would be less than significant; and no mitigation measures would be required. Noise from the proposed Central Plant building and noise generated by HVAC equipment would not result in significant impacts, and no mitigation measures would be required. Noise impacts during truck loading and unloading activities would be less than significant and reduced by implementation of recommended mitigation measures N-5 (Truck

Deliveries and Loading Dock Hour Limits) and N-6 (Loading Dock Noise Barrier). Combined or composite noise impacts of project operations would be less than significant, and no mitigation measures would be required.

Construction Noise and Vibration Impacts (Cumulative). Construction noise would not significantly affect land uses that are not in the immediate vicinity of the project site; the cumulative effect of construction noise in combination with other projects would not be significant, and no further mitigation measures would be required.

8. Public Services Class III Impacts

Long-Term Public Services Impacts (Project, Specific Plan, Cumulative). Potential long-term effects from increased natural gas and electricity consumption in the region would be adverse but less than significant, and would be reduced by implementation of project features PF 5-1 (Green Building) and 12-6 (Electrical Power Conservation Measures) and recommended measure PS-4 (Leadership in Energy and Environmental Design (LEED) Certification). Long-term project-specific and cumulative school impacts would be less than significant, and no mitigation measures would be required. Project and Specific Plan build-out would have less than significant project-specific and cumulative effects associated with long-term water resources and sewer capacity, and no mitigation measures would be required. Project and Specific Plan build-out would not result in significant project-specific or cumulative utility line impacts, and no mitigation measures would be required.

Temporary Construction-Related Public Services Impacts (Project, Specific Plan, Cumulative). Project and Specific Plan build-out would not result in significant project-specific or cumulative effects on schools during construction, and no mitigation measures would be required. Project-specific and cumulative sewer and utility line impacts during construction would be less than significant and would be minimized by implementation of project feature PF-12 (Undergrounding of Utilities).

9. Transportation and Circulation Class III Impacts

Long-Term Traffic, Circulation, Parking Impacts (Project, Specific Plan, Cumulative).

Castillo Street Closure. Long-term traffic, circulation, and parking impacts from Castillo Street closure would be less than significant. The hospital design with multiple access points, including two main public entrances on Bath and Junipero and other employee access points, would encourage pedestrian travel and offset the closure of the existing Castillo Street access. Enhancements to the eight intersections around the perimeter of the project site, consistent with Circulation Element policy, would also encourage continued and increased pedestrian use and safety and appropriate driver behavior for diverted traffic following the Castillo Street closure.

Neighborhood Streets. Long-term neighborhood traffic effects on surrounding area streets from project and cumulative traffic and diverted trips would be less than significant. Enhancements to intersections surrounding the project site, consistent with Circulation Element policy, would lessen effects from traffic changes, promote appropriate vehicle speeds and pedestrian use and safety, and maintain the livability of the neighborhood.

Parking. Project effects on the future parking demand will be less than significant, and reduced by implementation of mitigation measure TRF-3 (Parking Cash-Out Program).

Temporary Construction-Related Traffic, Circulation, Parking Impacts (Project, Specific Plan, Cumulative).

Traffic. Project effects on neighborhood traffic and cumulative traffic effects during construction of the project and potential future Specific Plan build-out would be less than significant, and no mitigation measures would be required.

Parking. The closure of the parking facilities during Construction Phase I would create temporary, less than significant parking impacts to Oak Park, and no mitigation measures would be required.

Public Transportation Impacts. Project and Specific Plan effects on public transportation during construction would be less than significant, and no mitigation measures would be required.

10. Visual Aesthetics and Lighting Class III Impacts

Long-Term Visual and Lighting Impacts (Project, Specific Plan, Cumulative). Long-term project-specific, Specific Plan, and cumulative impacts on scenic views and visual aesthetics and compatibility would be less than significant, and no mitigation measures would be required. The project would be subject to City design review approval by the Architectural Board of Review per adopted design guidelines, which would further minimize visual effects. Long-term exterior and interior lighting effects, including effects of sign lighting, would be less than significant and no mitigation measures are required. Project features PF 14-1 (Architectural Design) and PF 14-5 (Interior Lighting) would minimize lighting effects. Glare effects from Specific Plan build-out related to the construction of a fourth patient pavilion would be less than significant, and no mitigation measures are required.

Temporary Construction-Related View Impacts (Specific Plan, Cumulative). Potential construction of a future fourth nursing pavilion, associated with the Specific Plan, would result in less than significant effects on important public scenic views, and construction of the project or future Specific Plan phase would not result in a significant contribution to cumulative construction impacts to important public scenic views, and no mitigation measures are required.

E. **Findings for Mitigation Monitoring and Reporting Program (per PRC Section 21081.6 and CCR Section 15097)**

The Planning Commission has incorporated the Mitigation Monitoring and Reporting Program from the Final Environmental Impact Report into project conditions to provide an identified process to ensure compliance with environmental mitigation measures required as part of the project and conditions of approval.

F. **Findings of Infeasibility of Alternatives (per PRC Section 21081 and CCR Section 15091)**

The Planning Commission makes the finding that specific economic, legal, social, technological, environmental, or other considerations, make infeasible the project alternatives identified in the Final Environmental Impact Report for the Santa Barbara Cottage Hospital Project for the following reasons:

1. Project Alternative No. 1, No Project/No Build Alternative:

   Alternative 1A: Closure of SBCH. This alternative does not meet the basic project objective of providing a hospital for acute medical care following an earthquake. It does not allow existing inpatient and outpatient services to continue, nor provide a facility to meet future needs for both inpatients and outpatients.

   Alternative 1B: Conversion of the Hospital to Medical Offices. This alternative meets a few of the project objectives, such as providing operations that are compatible with the surrounding neighborhood and continued operation as a major employer within the City. However, this alternative fails to meet the basic project objective of a hospital that could provide acute medical care following an earthquake. Alternative 1B does not allow existing inpatient and outpatient services to continue without disruption.

2. Project Alternative No. 2, Remodel of Existing Buildings.

   Seismic retrofitting of the existing hospital buildings would only improve the seismic performance of the hospital temporarily, and according to SB 1953, it would still have to be replaced by 2030 for acute care services. Therefore, retrofitting does not meet the basic objective of providing long-term health services to the South Coast community. In addition, the remodel would disrupt the provision of existing services because there would be no area to temporarily relocate beds and services during construction activities as occurs with the proposed project.

3. Project Alternative No. 3, Alternative Site Designs.

   Alternative 3A: Reduced Size Project. The reduced size alternative would not meet primary project objectives of provide an adequate number of beds to meet the long-term health service needs of the South Coast community, or sufficient room for efficient expansion of hospital facilities to meet the future demand for both inpatient and outpatient facilities.

   Alternative 3B: Four Level Facility Replacement Hospital Alternative. Construction of a 438,500-square-foot replacement hospital in a four-story structure could meet project objectives. However, the height would exceed the current allowable building height under applicable City policies, and would require a public vote for approval. Because the project is under a legislative deadline, the extended time required to process a voter approval of the height change and the uncertainty of the outcome makes the time frame for this alternative infeasible. This alternative would have greater visual impacts than the proposed project, and could be inconsistent with the existing character of the surrounding neighborhood.

Alternative 3C: Partial Replacement West of the Site. This option could meet most of the project objectives. However, Alternative 3C would not reduce significant air quality, noise, or traffic impacts of the project and would have greater long-term noise, vibration and visual aesthetics impacts than the proposed project. Due to the lack of childcare services, this alternative would result in a disruption to existing services.

Alternative 3D: Reduced Size Parking Structures. This alternative could help accomplish the objective of minimizing construction impacts since it would reduce construction duration by one month. However, Alternative 3D would have greater long-term traffic impacts than the proposed project, and the reduced number of parking spaces would not accommodate future volumes of employees, patients, and visitors.

Alternative 3E: Underground Parking. This option could meet project objectives, although the 17 additional months of construction may not allow for hospital redevelopment to take place within the timeframe mandated by State legislation for required seismic safety upgrades (SB 1953 and Alquist Hospital Seismic Safety Act). In addition, there are greater construction-related impacts to air quality, geophysical conditions, hydrology, noise and vibration, traffic and circulation and visual aesthetics than for the proposed project. Additionally, it would have greater long-term impacts associated with hazards and hazardous materials, hydrology, noise and vibration, traffic and circulation and visual aesthetics than the proposed project.

Alternative 3F: Alternative Parking Structure Locations.

a. *Pueblo Parking Structure.* This option does not meet the parking-related project objectives such as providing adequate sized facilities to meet the long-term health service needs of the South Coast community and providing room for efficient expansion to meet the future demand for both inpatient and outpatient services. Additionally, it would have greater long-term traffic and visual aesthetic impacts than the proposed project.

b. *Knapp Parking Structure.* This alternate location causes greater intrusions on the neighbors than the proposed project and would cause the elimination of the day care facilities. Additionally, this alternative has been determined to be infeasible due to the increase in impacts to the local arterial system and residences on Parkway Drive and Oak Park Lane.

4. Project Alternative No. 4, Alternative Project Sites

Alternative 4A: St. Francis Medical Center Property. This option meets many of the project objectives, but it does not provide for a redeveloped hospital at a location that is close to the largest concentration of existing medical offices and services to facilitate multi-use medical efficiency. It could have greater long-term impacts to hazards, noise and vibration, public services, traffic and circulation, and visual aesthetics than the proposed project. In addition, there are greater construction-related impacts to air quality, geophysical conditions, hazards, noise and vibration, traffic and circulation, and visual aesthetics than the proposed project.

Alternative 4B: Goleta Valley SBCH Property. This alternative does not meet the majority of the project objectives. Due to the decreased size it does not provide a redeveloped hospital that is adequate in size and type to meet the long-term health service needs of the South Coast community, nor does it provide enough space for all required departments and functions. It would also not allow for efficient expansion of the facility due to its existing size and zoning height limitations. Additionally, this site is not supported by extensive medical office uses in the immediate vicinity and is therefore less suitable for efficient patient care. It would have greater long-term impacts to air quality, hazards, and public services than the proposed project.

Alternative 4C: Other Sites.

a. *Calle Real Campus.* This alternative does not meet the majority of the project objectives. It could not provide a redeveloped hospital that is adequate in size and type to meet the long-term health service needs of the South Coast community, it could not provide the range or magnitude of necessary patient services, and it could not provide for efficient expansion to meet the future hospital demand. Additionally, this site is not supported by extensive medical office uses in the immediate vicinity and is therefore less suitable for efficient patient care.

b. *Cathedral Oaks Campus.* This alternative site does not meet the majority of the project objectives. The site is not owned by Cottage Hospital and would add a substantial additional cost to the project. The size of the parcel (approximately the same size as the project site) is inadequate to both construct the replacement hospital and recreate the associated extensive medical office uses currently surrounding the project site.

c. *Earl Warren Showgrounds.* This alternative does not meet the majority of the project objectives. The site is not supported by the extensive medical office uses in the immediate vicinity, and it would take several years to establish a supporting medical community. This site is not owned by Cottage Hospital which would add substantial additional cost and time to the project. The site is owned by the State and not currently available for sale.

Alternative 4D: Combinations of Alternative Sites.

a. *SBCH and St. Francis Medical Center (Alternative 1).* This alternative meets many of the project objectives, but fails to locate all required departments and functions with a floor plan that will facilitate operational efficiency and internal circulation. This would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding. This alternative has the potential for significant traffic and circulation impacts in the St. Francis Medical Center area, and it fails to construct the new facility within close proximity to a major freeway or other circulation corridor.

b. *SBCH and St. Francis Medical Center (Alternative 2).* This alternative meets many of the project objectives, but fails to locate all required departments and functions with a floor plan that will facilitate operational efficiency and internal circulation. This would

disrupt existing inpatient and outpatient services and require additional costs which would be passed on to hospital patients and would result in inefficient use of available funding. This alternative has the potential for significant traffic and circulation impacts in the St. Francis Medical Center area, and it fails to construct a new facility within close proximity to a major freeway or other circulation corridor.

c. *SBCH and Goleta Valley SBCH.* While this alternative meets some of the project objectives, it fails to locate all required departments and functions with a floor plan that will facilitate operational efficiency and internal circulation. It would also not allow for efficient expansion of the Goleta Valley facility due to its existing size and zoning height limitations. Additionally, this site is not supported by extensive medical office uses in the immediate vicinity and is therefore less suitable for efficient patient care. This would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding.

d. *SBCH, Goleta Valley SBCH and St. Francis Medical Center.* While this alternative meets some of the project objectives, it fails to locate all required departments and functions with a floor plan that will facilitate operational efficiency and internal circulation. It would also not allow for efficient expansion of the Goleta Valley facility due to its existing size and zoning height limitations. Additionally, this site is not supported by extensive medical office uses in the immediate vicinity and is therefore less suitable for efficient patient care. This would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding. This alternative has the potential for significant traffic and circulation impacts in the St. Francis Medical Center area, and it fails to construct a new facility within close proximity to a major freeway or other circulation corridor.

Alternative 4E: Alternative Sites Within SBCH Owned Property in the Oak Park Neighborhood. This option does not meet the project objectives. The location of the parcels limits the ability to consolidate these parcels into a single parcel or two large parcels which could provide for consolidation of hospital services. Redevelopment/ expansion of the existing buildings and connecting them to the existing hospital may restrict the types of vehicles utilizing this roadway.

5. Project Alternative No. 5, Phasing Alternatives.

Alternative 5A: Goleta Valley SBCH. This alternative does not meet project objectives, since it would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding. It would have greater construction-related impacts to air quality, noise and vibration, and traffic and circulation than the proposed project.

Alternative 5B: St. Francis Medical Center. This alternative does not meet project objectives, since it would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding. Patient services would also be disrupted since St. Francis does not have an emergency room. It would have greater construction-related impacts to air quality, noise and vibration, and traffic and circulation than the proposed project.

Alternative 5C: Goleta Valley SBCH and St. Francis Medical Center. This alternative does not meet project objectives, since it would disrupt existing inpatient and outpatient services and require additional costs (due to the necessary duplication of equipment and staff) which would be passed on to hospital patients and would result in inefficient use of available funding. Some interior remodeling would be required at St. Francis prior to any demolition or construction at SBCH. It would have greater construction-related impacts to air quality, noise and vibration, and traffic and circulation than the proposed project.

6. Project Alternative No. 6, Parking Design – Increased Number of Parking Spaces.

   Alternative 6A: Additional Above-Ground Level. Although this alternative would meet the same objectives, it would add height to the parking structures and extend the construction period of each structure by approximately one month each. It would have greater long-term impacts to visual aesthetics and greater construction-related impacts to air quality, and noise and vibration than the proposed project.

   Alternative 6B: Additional Below-Ground Level. Although this alternative would meet the objectives, it would extend the construction period by approximately two months. It would have greater long term impacts to hydrology, and greater construction related impacts to air quality, geophysical conditions, hydrology, and noise and vibration than the proposed project.

7. Project Alternative No. 7, Circulation Patterns.

   Alternative 7A: Closure of Bath/Nogales. Although this alternative could meet project objectives, it would cause different traffic diversions and greater impacts to vehicular and pedestrian traffic and circulation and visual aesthetics in the Oak Park neighborhood than the proposed project. Most impacts would be similar to those of the project, although by moving the hospital to the east, different areas may be affected (e.g., noise receptors).

   Alternative 7B: Closure of Castillo/Nogales. Although this alternative would reduce the total project construction duration by approximately six months, it has greater construction-related impacts to vehicular and pedestrian traffic and circulation than the proposed project, and would impact different areas with regard to air quality, noise and vibration, and traffic and circulation.

   Alternative 7C: Closure of Nogales. Although this alternative would reduce the total project construction duration, it would have greater long-term impacts to visual aesthetics than the proposed project.

Alternative 7D: Closure of Los Olivos. Although this alternative would reduce the total project construction duration, it would have greater long-term impacts to vehicular and pedestrian traffic and circulation than the proposed project.

Alternative 7E: Pedestrian Pass-Through.

a. *Central Public Corridor.* This alternative would have similar impacts as the proposed project, but it would not meet all of the objectives. Compared to the proposed project, this design option would create difficulties for the safe and efficient provision of patient services.

b. *Tunnel.* This option poses significant security concerns for both users and the replacement hospital. Additionally, it has greater long-term and construction-related impacts associated with hazards and hydrology than the proposed project.

c. *Interior Path between Material Management and Nutrition.* Although this meets all of the project objectives, it has greater long-term and construction-related impacts associated with hazards and traffic and circulation than the proposed project.

d. *Exterior Path between the Existing Hospital and the New Building.* This alternative creates a potential for pedestrian/ambulance conflicts and the severance of the interior link between departments in the replacement and existing hospital structures. Additionally, although it has similar impacts as the proposed project, it does not meet all of the objectives and has greater long-term and construction-related impacts to traffic and circulation than the proposed project.

8. Project Alternative No. 8, Alternatives Evaluated but Withdrawn from Consideration.

   This alternative was a seven-story remodel. This alternative was withdrawn from consideration because the construction duration would be longer than the proposed project and because the facility would not be useable after 2030. It would not meet the project objectives and had greater long-term and construction-related impacts than the proposed project.

9. Environmentally Superior Alternative.

   When all alternatives are considered, there are no potential alternatives that meet most of the project objectives and avoid or substantially minimize all of the significant impacts identified for the proposed project. The alternatives would generally result in similar or greater impacts than the proposed project. Therefore, the proposed project is considered to be the Environmental Superior Alternative.

G. **Findings for Record of Proceedings (per PRC Section 21081.6 and CCR Section 15091)**

The location and custodian of documents that constitute the record of proceedings upon which this decision is based is the City of Santa Barbara Community Development Department, 630 Garden Street, Santa Barbara, California.

H. **Statement of Overriding Considerations (per PRC Section 21081 CCR Section 15093)**

The Final EIR for the Santa Barbara Cottage Hospital Project and SP-8 identifies unavoidable significant impacts associated with long-term operational air quality impacts; long-term helicopter noise impacts; temporary construction-related noise and vibration impacts; and long-term transportation and circulation impacts at the intersections of Mission Street/Bath Street, Mission Street/Castillo Street, and Modoc Road/Mission Street.

Pursuant to Section §21081 of the California Environmental Quality Act, after careful consideration of the environmental documents, staff reports, public testimony, and other evidence contained in the administrative record, the Planning Commission makes the following Statement of Overriding Considerations setting forth the specific overriding economic, legal, social, technological and other benefits of the proposed Project that warrant approval notwithstanding that all identified environmental impacts are not fully mitigated. Remaining significant effects on the environment are deemed acceptable due to these findings:

1. Approval of the Project and SP-8 will meet a present need directly related to public health, safety and general welfare by upgrading existing hospital operations as mandated by State legislation for required seismic safety upgrades (SB 1953 and Alquist Hospital Seismic Safety Act).
2. Approval of the Project and SP-8 will provide for improved hospital facilities that meet OSHPD design requirements for seismic upgrade that are adequate in size and type to meet the long-term health service needs of the South Coast community (Goleta to Carpinteria) and that reflect current and foreseeable trends in the health care industry.
3. Approval of the Project and SP-8 will provide for improved seismic performance and post-disaster conditions of the SBCH's acute care hospital facilities so that its services would continue to be available to provide needed medical care following an earthquake.
4. Approval of the Project and SP-8 will assist in the continued operation of a fully functional emergency room in the City.
5. Approval of the Project and SP-8 will provide for an upgraded hospital facility that meets OSHPD design regulations and is consistent with City policy and design provisions, while locating all required departments and functions with a floor plan to facilitate operational efficiency and internal circulation, thereby providing a higher quality medical treatment for residents of Santa Barbara.
6. Approval of the Project and SP-8 will provide for efficient expansion of hospital facilities to meet the future demand for both inpatient and outpatient facilities for the residents of Santa Barbara.
7. Approval of the Project and SP-8 will provide for a redeveloped hospital at a location that is close to existing medical offices and services to facilitate multi-use medical efficiency and is within close proximity to a major freeway or other circulation corridors.

8. Approval of the Project and SP-8 will result in improvements and upgrades to adjacent public streets and surrounding landscaping and lighting, and upgrading and construction of pedestrian walkways.
9. Approval of the Project and SP-8 will help ensure continued employment opportunities for existing medical and hospital employees.
10. Approval of the Project and SP-8 will result in the generation of short-term construction employment.
11. Approval of the Project and SP-8 will result in the generation of additional property tax from the new construction.
12. Approval of the Project and SP-8 will assist the continued operation of SBCH as a major employer within the City, providing a range of employment opportunities for citizens within the community.
13. Approval of the Project and SP-8 will assist SBCH in maintaining a community presence in Santa Barbara and ensuring more responsive, more cost efficient, and higher quality healthcare services for patients.
14. Approval of the Project and SP-8 will provide for a hospital project design and operations that are reduce environmental impacts to the extent feasible and are compatible with the surrounding neighborhood to the extent possible.
15. Approval of the Project and SP-8 will provide for phased project development in a manner that minimizes lengthy construction-related effects on the neighborhood and environment to the extent feasible.
16. Approval of the Project and SP-8 will provide for project development in a manner that limits disruption to existing inpatient and outpatient services to the extent feasible.
17. Approval of the Project will provide for needed facility improvements at the lowest feasible cost so that costs passed on to hospital patients are as low as possible.

I. **Findings for the Fish & Game Code**

An Environmental Impact Report has been prepared by the lead agency, which has evaluated the potential for the proposed project to result in adverse effects, either individually or cumulatively, on wildlife resources. For this purpose, wildlife is defined as "all wild animals, bird, plants, fish, amphibians, and related ecological communities, including the habitat upon which the wildlife depends for its continued viability." The proposed project has the potential for adverse effects on native specimen trees and associated wildlife during project construction. Mitigation measures have been applied such that potential impacts will be less than significant. The project does not qualify for a waiver and is subject to payment of the California Department of Fish and Game fee.

J. **Findings For The Community Priority (SBMC §28.87.300.B.2)**

The Planning Commission recommends that the City Council make a finding that the addition of 182,541 square feet of hospital space meets a present or projected need directly related to

public health, safety or general welfare and that the hospital would continue to provide services that enhance the standard of living for City and South Coast residents and strengthen the local and regional economy.

K. **Findings For The Economic Development (SBMC §28.87.300.B.3)**

The Planning Commission recommends that the City Council make a finding that the addition of 182,541 square feet of hospital space meets a present or projected need directly related to public health, safety or general welfare and that the hospital would continue to provide services that are consistent with the City Charter, General Plan and this Title, enhance the standard of living for City and South Coast residents and strengthen the local and regional economy as a major employer in the City. The project will help to maintain a hospital which provides a high quality of medical services that are not available in other areas of the City or South Coast region.

L. **Development Plan Approval (SBMC §28.87.300)**

1. Consistency With Zoning Ordinance

   Following City Council approval of Specific Plan No. 8 and Zoning Ordinance amendments, the existing and future uses at Santa Barbara Cottage Hospital will be in compliance with the standards described in the Specific Plan and contained in the SP-8 zone.

2. Consistency with General Plan

   The project is located in the Oak Park neighborhood of the City as described in the Land Use Element of the General Plan. This area of the City is shown on the General Plan Land Use Map as Major Public and Institutional/Medical Facilities. The Specific Plan and the reconstruction of Santa Barbara Cottage Hospital have been determined to be consistent with General Plan policies and the General Plan Land Use designation.

3. Sound Community Planning

   The proposed development is consistent with the principles of sound community planning, because it will provide for improved hospital facilities that meet State mandated requirements for seismic upgrade that are adequate in size and type to meet the long-term health service needs of the South Coast community (Goleta to Carpinteria) and that reflect current and foreseeable trends in the health care industry.

4. Neighborhood Aesthetics and Character

   The proposed development will not have a significant adverse impact upon the neighborhood's aesthetics/character in that the size, bulk or scale of the development will be compatible with the neighborhood as reviewed and approved by the Architectural Board of Review (ABR). The ABR has reviewed the project and has found the mass, bulk, and scale and architectural style to be compatible with the surrounding neighborhood.

5. Housing

   The proposed development will not a have a significant unmitigated adverse impact upon City and South Coast affordable housing stock because the gradual increase of 28 FTE employees would continue to maintain a balance of jobs and housing in the South Coast area.

6. Water

   The proposed development will not have a significant unmitigated adverse impact on the City's water resources, since the water use will be reduced from current levels through implementation of water conservation measures, thereby not significantly impacting the City's water supply.

7. Traffic and Parking

   The proposed development (which has been deemed to qualify as a Community Priority and Economic Development Project) will have a significant unmitigated adverse impact on the City's traffic; however, a statement of overriding consideration is being made for project-specific, specific plan and cumulative traffic impacts. Resources will be available and traffic improvements such as intersection improvements and Transportation Demand Management measures will be in place at the time of final project occupancy, which will help to reduce adverse impacts in the area.

M. **FINDINGS FOR THE DEVELOPMENT AGREEMENT**

The Planning Commission recommends that the City Council make a finding that the Development Agreement is consistent with the General Plan;

The Development Agreement is in substantial conformance with public necessity, convenience, general welfare and good zoning practices; and

The Development Agreement provides assurances to the developer of the right to develop a project in accordance with the terms of the agreement and that adequate consideration is provided to the City, in that timely completion of the construction phases would minimize impacts on the surrounding neighborhood.

N. **FINDINGS FOR THE SPECIFIC PLAN NO. 8**

The Planning Commission recommends that the City Council approve the proposed Santa Barbara Cottage Hospital Specific Plan No. 8 and amend the Zoning Ordinance to include the new SP-8 Zone. Following City Council approval of Specific Plan No. 8 and Zoning Ordinance amendments, the existing and future uses at the Santa Barbara Cottage Hospital will be in compliance with the standards described in the Specific Plan and contained in the SP-8 zone. Additionally, the project is located in the Oak Park neighborhood of the City as described in the Land Use Element of the General Plan. This area of the City is shown on the General Plan Land Use Map as Major Public and Institutional/Medical Facilities. The Specific Plan and the reconstruction of Santa Barbara Cottage Hospital have been determined to be consistent with General Plan policies and the General Plan Land Use designation.

O. **TENTATIVE MAPS (SBMC §27.07.100) AND VESTING TENTATIVE MAPS (SUBDIVISION MAP ACT §66498.1)**

1. The proposed Vesting Tentative Map is consistent with applicable General Plan policies and the Zoning Ordinance of the City of Santa Barbara, with the adoption of Specific Plan SP-8;
2. The design and improvements of the proposed development are consistent with applicable General and specific plans. The hospital use is consistent with the designation in the General Plan Land Use Map as Major Public and Institutional/Medical Facilities;
3. The site which presently contains the SBCH is physically suitable for this type of development;
4. The site is physically suitable for the proposed density of development as reviewed by the Architectural Board of Review related to mass, size, bulk and scale;
5. The design of the development and the proposed improvements are not likely to cause substantial environmental damage or to substantially and avoidably injure fish or wildlife or their habitat;
6. The design of the development or the type of improvement is not likely to cause serious public health problems; or
7. The design of the development or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed development. The abandonment of the 2300 block of Castillo Street will be offset by transportation and circulation mitigation measures, such as various intersection improvements and provision of a second hospital entrance.

P. **ABANDONMENT OF THE 2300 BLOCK OF CASTILLO STREET**

The Planning Commission recommend that the City Council approve the proposed abandonment of the 2300 Block of Castillo Street. The public benefit of the abandonment is to allow Cottage Hospital's project, which has been deemed both a Community Priority and an Economic Development Project, to move forward as planned in order to meet State mandated seismic upgrades. The loss of one block of street will be offset by transportation and circulation mitigation measures, such as various intersection improvements and provision of a second hospital entrance.

II. SAID APPROVAL IS SUBJECT TO THE FOLLOWING CONDITIONS:

Introduction: The Conditions of Approval included in this document are also addressed in the Mitigation Monitoring Plan adopted with the Certified Final EIR as modified by these Conditions of Approval and, in many instances, the conditions are further contained and explained in other documents such as the findings for approval, Development Agreement, Parcel Map, plans and specifications for the project.

The Phasing intended to implement the Conditions of Approval includes application of the conditions to all construction related activities; specific and limited construction activities; plans and specifications for all or specific phases; as well as several on-going operational and other obligations for Santa Barbara Cottage Hospital and related uses within the Specific Plan area. (Note – Phase references I-IV are from the FEIR, and Phases 1-8 are from the Project Description.)

A. Recorded Conditions
B. Design Review
C. Prior to Building Permits or Commencement of Construction
D. Requirements on Plans
E. During Construction
F. On-going Operational Conditions
G. Notices

Adoption of the Specific Plan and Development Agreement, and approval of the rezoning, and the Economic Development and Community Priority Designations by the City Council is contingent upon Santa Barbara Cottage Hospital (SBCH) agreeing to abide by all of the conditions of approval stated in this document.

Feasibility determinations necessary to implement the conditions of approval will be made in coordination with the Public Works Director, Community Development Director, and City Attorney Findings of Substantial Conformance shall be made by the Community Development Director, as appropriate based on the Planning Commission Guidelines for substantial conformance.

A. Recorded Conditions

Prior to the issuance of a Public Works permit or building permit for any part of the project on the Real Property, the following conditions shall be imposed on the use, possession and enjoyment of the Real Property and shall be recorded in the Development Agreement and/or by SBCH with the Parcel Map on an "Agreement Relating to Subdivision Map Conditions Imposed on Real Property" or in a written instrument which shall be reviewed as to form and content by the City Attorney, Community Development Director and/or Public Works Director, which shall be recorded in the Office of the County Recorder:

1. **Uninterrupted Water Flow.** SBCH shall provide for the uninterrupted flow of water through the Real Property including, but not limited to, swales, natural watercourses, conduits, and any access road, as appropriate as indicated on the approved drainage plan. SBCH is responsible for the adequacy of any project related drainage facilities and for the continued maintenance thereof in a manner that will preclude any hazard to life, health or damage to the Real Property or any adjoining property.
2. **Landscape Plan Compliance.** SBCH shall comply with the Landscape Plan as approved by the Architectural Board of Review (ABR). Such plan shall not be modified unless prior

written approval is obtained from the ABR. The landscaping on the Real Property shall be provided and maintained in accordance with said landscape plan.

3. **Water Rights Assignment.** SBCH shall assign to the City of Santa Barbara the exclusive right to extract ground water from under the Real Property. This assignment of rights shall not include a right of surface entry on or from the Real Property.

4. **Allowed Development.** The development of the Real Property approved by the Planning Commission on March 24, 2005, is limited to the project description contained in the application submittal and FEIR, including all Project Features outlined in the Final EIR, as described in the elements outlined below and as more specifically shown on the Development Plan signed by the chairman of the Planning Commission on said date and on file at the City of Santa Barbara.

   a. **Hospital Buildings Demolition and Reconstruction.** The project involves the demolition of approximately 283,263 sq. ft. of existing hospital structures, including 233,170 sq. ft. of the existing main hospital building and Eye Center and 37,535 sq. ft. of structures located on the adjacent block bounded by Oak Park Lane, Junipero, Castillo and Pueblo Streets. The existing South, East, and Centennial Wings, and Buildings G and K, totaling 240,100 sq. ft., would remain as part of the hospital complex. Approximately, 472,450 sq. ft. of new hospital structures would be constructed, resulting in a 712,550 sq. ft. hospital facility. The project also incorporates a helipad on the roof of the proposed Diagnostic and Treatment Building. The number of licensed beds would be reduced from 456 to 337.

   b. **Public Improvements, Parking Structures and Related Facilities**. The project includes permanent closure of the 2300 Block of Castillo Street between Pueblo and Junipero Streets. Parking for the project includes the construction of two new multi-level parking structures and surface parking lots, totaling approximately 1,252 parking spaces. The Knapp parking structure would be located behind the Knapp Building at 2400 Bath Street and contain approximately 556 parking spaces. The surface parking lot shall be designed consistent with the compromise plan of 30 parking spaces with no alley parking as shown to the Planning Commission on March 24, 2005, including a net gain of 24 feet of landscaping for an approximate 48 foot landscaped area between the building and the new parking lot. The Pueblo parking structure would contain approximately 635 parking spaces and would be located at the northeast corner of Pueblo and Castillo Streets. The Pueblo parking structure (Area C) shall not be expanded south of the approved parking structure without Planning Commission review and approval and subject to the Development Plan findings of Specific Plan 8. A childcare center (11,813 sq. ft.), consisting of three single story structures, would be located adjacent to the Pueblo parking structure. Construction of the project is expected to take approximately nine years through the year 2013, during which the hospital would remain fully operational.

   c. Project Phasing. The new hospital facility, parking structures and child-care facility will be constructed sequentially in phases, as follows:

PHASE I

Phase 1. Demolition of the existing Eye Center located adjacent to the existing hospital at the corner of Junipero and Bath Streets to make room for the new Central Services Plant.

Phase 1B & 2A. Clearance of Pueblo Parking Structure and Child Care Center site. Construction of Knapp and Pueblo Parking Structures and Child Care Center.

Phase 2B. Construction of Central Plant at the corner of Bath and Junipero Streets.

PHASE II.

Phase 3. Demolition of the existing hospital employee parking structure and Central Services Plant. Construction of a ten-foot by ten-foot reinforced concrete box storm drain. Relocation of utilities in Castillo Street between Junipero and Pueblo Streets..

Phases 4 & 4A. Construction of Diagnostic and Treatment building, including helipad and two patient pavilions. Partial remodel of the Centennial Wing and Building E. Transfer of acute and intensive care patient beds to new nursing pavilions, which will face Pueblo Street. Construction of new plaza and hospital entry.

PHASE III.

Phases 5A & 5B. Partial Remodel of South, East, and Centennial Wings. Demolition of all remaining portions of the existing hospital building, including the West, Central, Reeves, and North Wings. Existing uses and functions in these buildings will be transferred to the new nursing pavilions described in Phase 4.

Phase 6. Construction of an additional nursing pavilion on Pueblo Street and the remainder of the Diagnostic and Treatment building partially built in Phase 4.

PHASE IV.

Phase 8. (There is no Phase 7) Interior remodeling of the East and South Wings, and Buildings G and K to house hospital administrative and other non-acute care hospital functions.

d. **Landscaping and Earthwork.** Primary landscape features for the project include a landscaped garden area at the corner of Pueblo Street and Oak Park Lane, five patient pavilion courtyards, central and western courtyards, and main entry landscaping. Preliminary earthwork quantities for the project include 143,600 cubic yards of cut and 60,500 cubic yards of fill.

5. **Evidence of Financing.** SBCH shall demonstrate adequate evidence of project financing for each phase of the SBCH project to the Community Development Director and the City Attorney prior to the issuance of a demolition or building permit for each phase.

6. **Street Tree Protection.** The street trees within the City's right-of-way (not approved for removal) shall be preserved and protected.

7. **Building Height Restriction.** The heights of the main building and the Central Plant shall not exceed those shown on the plans approved by the Planning Commission on March 24, 2005, as follows: the height of the main building (including the heliport, but not including the towers) shall not exceed 60 feet above natural grade, and 63 feet above finished grade (elevation 138.5 feet). The height of the Central Plant (not including the tower) shall not exceed 60 feet above natural grade, and 60 feet above finished grade (elevation 155 feet). The tower elements shall not exceed the height called out on the plans approved by the Planning Commission on March 24, 2005.

8. **Transportation Demand Management.** The following alternative mode incentives shall be incorporated into the project to reduce traffic impacts caused by the project:

   a. **Transportation Demand Management Coordinator. A** staff member in the SBCH Human Resources (HR) Department shall be appointed to oversee the implementation of the TDM Plan. The Coordinator shall display a variety of information on alternative transportation in the HR Department. The Coordinator is also responsible for ensuring that all new employees receive comprehensive information on the TDM program. SBCH shall also include a web page on their website that is dedicated to detailing the components of the TDM program. An annual review of the TDM program shall be performed by the TDM Coordinator and City Transportation Planning Staff to determine the effectiveness of the program. If there is a reduction in participation of the cash-out program of 15% or greater from the historical average participation for the preceding 24 months, then adjustment to this program shall be considered by SBCH and the City. A memorandum summarizing the outcome of the annual review shall be provided to the Planning Commission by City Staff.

   b. **Ride-Sharing Program.** SBCH currently provides assistance to employees wishing to carpool by matching carpool riders in different areas of the region. The TDM coordinator shall be responsible for providing up-to-date information on ride sharing options via a carpooling database. The database and/or matching service shall be provided on the SBCH website. A centralized office shall be designated where the current and updated carpool information will be posted. SBCH shall provide the opportunity for all employees to register semi-annually in the Ride-Sharing Program (such as Traffic Solutions) and shall make every effort to encourage participation in the program. SBCH shall strive to meet a minimum goal of five percent (5%) employee participation in car and vanpool usage.

   c. **Carpool/Vanpool Parking Spaces.** Preferential parking spaces for carpools and vanpools shall be designated by "Ride-Share Permit Parking Only" signs to accommodate the employees who participate in the Ride-Share Program. As the program expands, the number of car pool spaces shall be consistent with the number of car pool participants. Carpool permits shall be issued to those employees who arrive at the Real Property with two (2) or more persons in the car, four (4) or more times per week, except for part-time employees who are eligible if they carpool every day that they work, recognizing that holidays, vacations and sick days are not counted against this requirement.

d. **Vanpool Start-ups**. SBCH shall pay 100% of each van lease for the first three months and pay 50% of the van lease after three months as an employee incentive to start vanpools.

e. **Transit Subsidies.** SBCH shall provide MTD 10-ride passes to employees at a 50% discount. The 50% discount shall remain consistent if fares are increased. SBCH shall also reimburse employees for 50% of the cost to ride Clean Air Express, the Coastal Express, the Valley Express, or like commuter transit service.

f. **Bus Routes and Schedules Posted.** Notice of MTD bus routes and schedules shall be placed and maintained up-to-date in several central locations accessible to employees. Some of the locations shall include all departmental break rooms, the Human Resources Department, and the Bicycle facility locker rooms.

g. **Bicycle Parking and Shower and Locker Facilities.** Sixty-two covered bicycle parking spaces for SBCH employees shall be provided in the Pueblo Parking structure. The bicycle facility shall also have men's and women's showers, restrooms, and locker rooms for employee use. The showers shall be available for use twenty-four hours a day. Notice of these facilities shall be provided when employees are hired. Twenty-four additional bicycle parking spaces shall be provided around the campus periphery. The peripheral bicycle parking spaces shall be located adjacent to public entrances, including but not limited to the hospital entrances on Junipero, Bath and Pueblo Streets, as well as at the child care facility on Castillo Street.

h. **Guaranteed Ride Home.** In the event of an emergency or work requirement which interferes with the normal transportation arrangement of any employee using alternative transportation to get to work (carpool, vanpool, walk, bike, transit), SBCH shall reimburse the employee up to $55 for unplanned personal emergencies when van/carpool is unavailable. This condition may be satisfied by working with Traffic Solutions or similar agency.

i. **Parking Cash-Out Program.** SBCH shall implement a Parking Cash-out Program as proposed by SBCH in the report titled: "Proposed SBCH Parking Cash-Out Program, prepared by ATE, dated March 2, 2005. The cash-out program will offer employees a monthly cash payment as an incentive to forego free parking_and use alternative transportation. In order to fund the cash-out program, parking in the public Pueblo Garage will be charged hourly with a free period that corresponds to the free period of on-street parking. This program shall be implemented within 90 days of a Certificate of Occupancy for Phase I. In the event that SBCH begins to charge the public for parking in the Pueblo parking structure before implementation of this program, then SBCH shall institute a pilot parking cash out program for its employees subject to review and approval by the Transportation Planning Division. (TRF-3)

j. **Commuter Choice Pre-tax Plan**. SBCH shall provide SBCH employees the option of a pre-tax salary deferral up to $1,200 annually to reimburse for out-of-pocket transportation expenses in the manner and to the extent allowed by the federal and state income tax laws.

9. **Helicopter Emergency Use Only.** Helicopter use is limited to emergency use only. Emergency is defined in Public Resources Code Section 21662.4.b. (N-1, N-2, and N-3)

10. **Project Study Report.** SBCH shall provide the City of Santa Barbara $250,000 towards the funding of a Project Study Report (PSR) to investigate freeway access solutions between the Las Positas Road and Mission Street Highway 101 interchanges. The PSR will also focus on reversing the section of Calle Real between Las Positas Road and Treasure Drive that was converted to one-way in the 1980s. The goal of the PSR is to develop and facilitate the funding of community-based transportation solutions that will improve regional and local access to and from SBCH and the surrounding medical facilities and residential neighborhood. The contribution shall be submitted to the City on demand by the City following issuance of the Building Permit for the Pueblo Parking Structure. These funds shall be held and used by the City in full accordance with the Mitigation Fee Act – Govt. Code Sections 66010 et seq. (TRF-1)

11. **Post-Construction Monitoring of Existing and Replacement Trees.** The Project Arborist shall monitor and report on the success of site replacement trees and conditions of existing trees not affected by construction activities for at least one year after completion of each Phase or any subsequent phase of the Specific Plan for all tree species, except coast live oaks. Existing and replaced coast live oak trees shall be monitored for five years after completion of each Phase or any subsequent phase of the Specific Plan. SBCH shall submit monitoring reports prepared by the Project Arborist to the City Arborist and the Community Development Department on a quarterly basis, documenting the conditions of the trees and identifying any remedial actions required of SBCH. (B-2)

12. **Moreton Bay Fig Tree Replacement**. If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4, or due to lack of implementation of the maintenance measures, SBCH shall replace the tree with the largest available specimen tree of the same species available in California. A Moreton Bay Fig Tree Replacement Plan shall be prepared to outline the procedures for planting and long-term maintenance of the replacement tree. The Replacement Plan shall require submittal of an annual monitoring report prepared by a Certified Arborist or Consulting Arborist for a period of five years after replacement of the tree. (B-6)

13. **Loss of the Moreton Bay Fig Tree**. If the Moreton Bay fig tree fails after implementation of the maintenance measures outlined in Mitigation Measure B-4, or due to lack of implementation of the maintenance measures, SBCH shall have the fair market value of the Moreton Bay Fig Tree established by an arborist acceptable to the City Arborist and in a manner acceptable to the City Arborist. The fair market value of the Moreton Bay Fig Tree shall be applied by SBCH toward planting specimen trees within the Oak Park neighborhood pursuant to the City's Master Street Tree Plan implemented by the Forestry Section of the Parks and Recreation Department as directed and in a manner acceptable to the City Arborist. Failure of the tree due to acts of nature, such as heavy wind conditions, or regulatory requirements, such as mandatory water rationing, that are not related to the construction of the proposed hospital constitute potential reasons for waiving implementation of this measure. Evidence of these conditions or any other appropriate

factors shall be prepared by a Certified Arborist or Consulting Arborist and provided by SBCH to the City Arborist and Community Development Department for their consideration of a waiver of this compensation. (B-5 and B-7)

14. **Water Pollution Control.** During project operation, SBCH shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with the requirements of Chapter 16.15.010, *Water Pollution Prohibited*, of the City of Santa Barbara Municipal Code, and storage requirements of the State Medical Waste Management Act (22CCR Sections 65600-65628). Compliance with this measure shall be enforced via periodic City inspections in compliance with its Storm Water Management Plan. (HYD-4)

B. Design Review

The following is subject to the review and approval of the Architectural Board of Review (ABR):

1. **Historic Protection for Knapp Building.** The design of new buildings shall take into account the historic and architectural significance of the Knapp Building at 2400 Bath Street. The new construction, particularly the proposed parking garage located to the rear of 2400 Bath Street, shall respect the historic property's materials, features, size, scale proportions and massing, subject to approval by the City for conformance to the Secretary of the Interior's Design Standards. The design of the parking structure shall be simple so as to not compete with the Knapp Building. The paint color of the parking structure shall be compatible with or a similar color to that of the Knapp Building. The parking structure behind the Knapp Building shall be at least 45 feet away from the rear walls of the main building and consistent with the April 12, 2004 project design plans. (CR-11)

2. **Glass Treatment.** Prior to final design review approval of the hospital by the ABR, the proposed project shall include a requirement within the construction plans and specifications that the contractor use either of the following for the glass treatment at the main entry: (1) nonreflective glass, or (2) treat glass with nonreflective coating once installed. The plans and specification language shall be submitted by SBCH to the Building and Safety Division for their review and approval prior to review by the ABR. (V-1)

3. **Roofing Requirement/Main Hospital.** In an effort to reduce heat islands (thermal gradient differences between developed and undeveloped areas) to minimize impacts on microclimate and human and wildlife habitat use, ENERGY STAR compliant (high reflection and high emissivity roofing) shall be used for a minimum of 75% of the roof surface, excluding mansard roof areas.

5. **Construction Screening.** Prior to issuance of a demolition, grading, or building permit for any construction phase, SBCH shall submit a Construction Screening Program for review and approval of the ABR. The program shall identify measures that will be undertaken to screen views of construction activities, including but not limited to wire mesh and wood fencing. The Program shall also identify the location and duration of screening material

placement. At a minimum, screening materials shall be placed along public rights-of-way at a height to shield views of pedestrians and motorists from on-going construction activities. (V-3)

6. **Minimize Visual Effect of Paving.** Textured or colored pavement shall be used in paved areas of the project and landscaping shall be provided to minimize the visual effect of any expanse of paving.

7. **Lighting.** Exterior lighting, where provided, shall be consistent with the City's Lighting Ordinance. No floodlights shall be allowed. Exterior lighting shall be directed toward the ground.

8. **Light Pollution Reduction/All Structures.** Strive to meet or provide lower light levels and uniformity ratios than those recommended by the Illuminating Engineering Society of North America (IESNA) *Recommended Practice Manual: Lighting for Exterior Environments* (RP-33-99). Design exterior lighting such that all exterior luminaries with more than 1000 initial lamp lumens are shielded and all luminaries with more than 3500 initial lamp lumens meet the Full Cutoff IESNA Classification. The maximum candela value of all interior lighting shall fall within the building (not out through windows) and the maximum candela value of all exterior lighting shall fall within the property. Any luminaire within a distance of 2.5 times its mounting height from the property boundary shall have shielding such that no light from that luminaire crosses the property boundary with a possible exception for security lighting for pedestrian connections from parking structures to the main entrances to the hospital.

9. **Trash Enclosure Provision.** Trash enclosures with an adequate area for recycling containers shall be provided on the Real Property and screened from view from surrounding properties and the street. Such structures shall be located at least five (5) feet from any building unless protected with fire sprinklers.

10. **Crime Analyst Plan Review.** The Developer shall meet with the City Police Department Crime Analyst prior to Preliminary Approval to determine how lighting, locking mechanisms, egress, and fencing can be designed and installed so as to reduce the potential number of calls for police service from occupants and employees of SBCH.

11. **Screened Check Valve/Backflow.** The check valves or anti-backflow devices for fire sprinkler and irrigation systems shall be provided in locations screened from public view or included in the exterior wall of the buildings.

12. **Permeable Paving.** A permeable paving system for the surface parking areas that will allow a portion of the driveway runoff to percolate to the ground shall be provided. These paving materials may be found inappropriate for the loading dock area due to the weight of vehicles and level of activity.

13. **Landscaping Under Preserved Trees.** Prior to issuance of any building permit, landscaping plans and specifications shall be submitted to the ABR and Building and Safety Division for review and approval. Landscaping provided under preserved trees shall be compatible with preservation of the trees and prohibited under any oak tree. All proposed

utility corridors, irrigation lines, tree wells, and retaining walls shall be shown on the Final Tree Protection Plan. The final design plans shall minimize the amount of paving and other nonpermeable surface encroachment under native and specimen tree canopies/drip lines. If paving or other nonpermeable surfaces encroach within a canopy, no more than 25 percent of the total area beneath the canopy drip line shall be covered, and paving may only be placed by hand or with hand tools. Any paving shall be of pervious material (gravel, brick without mortar, turf block or similar materials). For oak trees, no paving other than pervious decomposed granite or similar material shall be permitted under the canopy due to oaks' sensitivity to paving. No type of surface, either pervious or impervious, shall be placed within a six-foot-radius of oak tree trunks. These areas should remain uncovered, natural, and dry, particularly during the summer. (B-11)

14. **Tree Replacements.** Prior to issuance of a demolition permit for any phase, a Final Landscape Plan shall be submitted for review and approval by the Community Development Department and City Arborist. The Plan shall include a minimum 1:1 replacement of removed trees and 15-gallon container size. Additionally, measures for removal, transplantation, maintenance, and monitoring of existing trees replaced on site shall be included in the Plan. The Plan shall also indicate that trees shall be replaced at the end of each phase of building construction, (except for trees which would be disturbed by construction in later construction phases), so vegetation will gradually be replaced throughout the multiyear project. (B-9)

15. **Existing and Replacement Tree Protection during Construction.** Prior to issuance of any demolition, grading, or building permit, SBCH shall prepare a Tree Protection Plan and submit the Plan for review and approval by the Community Development Department and City Arborist. SBCH shall also provide evidence to the Community Development Department that the protective measures outlined in the Tree Protection Plan have been incorporated into the contract specifications prior to issuance of any of the permits identified above. (B-10) Protection measures within the Plan shall include, but not be limited to, the following:

    a. The construction contractor shall work with the Project Arborist to ensure that all trees, especially the Moreton Bay fig tree, are protected. The contractor shall comply with modifications to demolition, grading, or building activities recommended by the Project Arborist in the field during construction.

    b. The construction contractor shall ensure that all trees adjacent to construction areas shall be fenced with four- to six-foot-high chain-link fence at the outside edge of the drip line plus six feet or as modified by the Project Arborist. All construction-related activities shall be prohibited within these fenced areas. The construction contractor shall place signs stating "Tree Protection Area" at 15-foot intervals on the fence. Fencing and signs shall remain in place throughout all grading and construction activities.

    c. As determined necessary by the Project Arborist, temporary fencing shall be installed to discourage pedestrian access to the trees.

d. The construction contractor shall designate a landscape maintenance monitor to work with the Project Arborist to ensure that all protected trees and plants within the construction site are properly irrigated and maintained for the duration of construction activities.

e. The Project Arborist shall be present during the course of any pruning, cutting, grading, or excavation near protected trees.

f. No construction materials, debris, soil, or excavated material shall be stored within the root protection zone, defined as six feet outside of the drip line or outer perimeter of leaf canopy.

g. Parking and/or vehicular traffic shall not be permitted within six feet of the outside edge of the drip line.

h. Trees shall be watered thoroughly prior to beginning of construction and the root protection zone will be covered with a two-inch layer of chipped bark mulch. Mulch shall not be piled against any trees.

i. If the protected root zone of any tree is compromised (i.e., for temporary access), the root zone shall be protected with a six-inch layer of mulch and covered with a double layer of three-fourths-inch plywood overlapped at the seams. Where vertical excavations expose roots, the exposed face of the trench shall be covered with burlap and kept continuously damp to limit desiccation of the root zone. Exposed roots shall be covered with temporary earth or packed with moistened peat moss and wrapped with burlap. Exposed roots shall not be allowed to dry out before permanent backfill is placed. Exposed roots shall be shaded from direct sunlight and watered and maintained in a moistened condition until permanent backfill is placed.

j. Root systems of trees, shrubs, and ground covers shall be protected from damage due to spillage or application of chemical compounds, such as paints, finishes, or stucco.

k. Root systems shall be protected from flooding, erosion, or excessive wetting resulting from dewatering operations, if necessary.

l. Within the tree drip line, roots shall be excavated by hand, using narrow tine spading forks and comb soil. Roots beyond the tree drip line can be cut by hand or with a diamond bladed machine saw (roots shall not be cut with a backhoe, loader, excavator, or standard trencher). Branches and roots shall only be cut with sharp, sterile instruments designed for the purpose. Roots shall not be broken, pulled, or chopped, and roots larger than two inches in diameter shall not be cut. If cutting of roots cannot be avoided, roots shall be severed approximately three inches back from new construction. Where large lateral roots are encountered, they shall be exposed beyond the limits of excavation and bent into backfill areas wherever possible. Mechanical excavation for leveling the ground surface near existing trees prior to paving shall not be permitted.

m. Excavation within the drip line of trees shall only occur where necessary to complete the requirements of the project.

n. All plant parts (including the root zone) shall be protected from dumping of refuse, concrete, paint, or plaster washout or chemically injurious materials or liquids. Continuous puddling or running water shall be prevented within drip lines of all trees and plants.

o. The project arborist shall work with the designated landscape maintenance individual and construction site superintendent to provide on-going tree protection through the duration of the project phases. The primary focus of tree protection maintenance on site shall be checking the protective barrier fencing on a minimum daily basis. Any change in placement of the protective fencing shall be reported to the project arborist, site superintendent, and City inspector. Other maintenance activities to maintain the health and vigor of the existing site trees shall be directed by the Project Arborist, including monthly (minimum) wash-down of foliage, fertilization, and pest control if necessary, and the direction of shade cloth placement and removal.

p. Only trees designated for removal on the approved Final Landscape Plan will be removed; any protected trees (i.e., any tree identified on the tree protection plan) that are removed, relocated, and/or damaged (more than 20 percent encroachment into the critical root zone) shall be replaced at a ratio of 10:1. The Project Arborist shall identify any trees that are negatively impacted due to construction and work with the project landscape architect and the City to determine suitable replacement size, species, and timing.

q. Replacement trees that are lost during construction shall be replaced on a 1:1 basis. The Project Arborist shall identify any replacement trees that are inadvertently lost due to construction and work with the project landscape architect and the City to determine suitable replacement size, species, and timing.

16. **Coast Live Oak Tree Replacement Plan.** Prior to issuance of demolition or grading permits for any phase where existing oak trees would be affected, an Oak Tree Replacement Plan, which identifies on-site and off-site locations for replacement of affected oak trees, shall be prepared by a Certified Arborist or Consulting Arborist for review and approval by the City Arborist. Off-site replacement shall be conducted within one mile of the project site. The following replacement ratios shall be used to determine the number of trees that must be replaced. (B-12)

Existing Tree Size*	Mitigation Ratio	Size(s) of Mitigation Trees
5" and less	1:1	One 15-gallon
6–11"	2:1	Two 15-gallon
12–18"	3:1	Two 15-gallon and one 24" box
19–24"	5:1	Three 15-gallon and two 24" box
25" and up	10:1	Five 15-gallon and five 24" box

*Trunk diameter at four feet above grade at the tree base.

The Plan shall also identify on-site and off-site locations for replacement trees, tree planting, maintenance and monitoring plans, and specifications. Monitoring of on-site replacement oaks by the Project Arborist shall be required for a minimum of five years after planting, with yearly reports submitted to the Community Development Department and the City Arborist. Trees replaced off-site shall be monitored and maintained by SBCH. Trees planted on City property shall be monitored and maintained by the City Arborist. The City Arborist shall provide a monitoring report to the Community Development Department on an annual basis for a period of five years, documenting the monitoring and maintenance activities undertaken for both on-site and off-site replacement trees, success of these activities and identifying remedial measures, if required. All replacement and mitigation trees, including trees replaced off-site, shall have a 100 percent success rate and shall be healthy, vigorous, and exhibiting recent growth at the end of five years. If initial efforts are unsuccessful, replacement oak trees will be replanted at a 1:1 ratio until a 100 percent success rate is achieved.

C. Prior to Construction

The following shall be submitted for review and approval prior to issuance of any demolition, grading or construction permits, as determined to be necessary for each project construction phase:

1. **Parcel Map Submittal.** SBCH shall submit to the Public Works Department, a Parcel Map prepared by a licensed land surveyor or registered Civil Engineer. The Parcel Map shall conform to the requirements of the City Survey Control Ordinance.
2. **Traffic Control Plan**. A Traffic Control Plan for the control of traffic during construction shall be prepared, subject to review and approval by the Supervising Transportation Engineer. The plan shall address key items such as limiting left turns from Mission Street, restrictions on truck turning on specified streets per the discretion of the Supervising Transportation Engineer, compliance with the temporary bridge load restriction on Pueblo Street, as well as other items as required. The contractor shall work with the Supervising Transportation Engineer in order to find appropriate routes and to restrict parking on a temporary basis if necessary. Optimal pedestrian flows shall be provided for in the traffic control plan.
3. **Public Outreach Plan**. Prior to commencement of construction and the implementation of the traffic control plan, SBCH shall submit a public outreach plan to notify the public in advance of work and/or closures of streets or public rights of way for each construction phase, as detailed in the traffic control plan. The public outreach plan shall be reviewed and approved by the Public Works Department. The public outreach plan shall include community wide noticing, (Mission to Las Positas, De la Vina to Hwy 101) for each phase of the construction described in the traffic control plan. Community meetings shall be held 7-14 days prior to the start of each construction phases described in the traffic control plan for work in, or closure of, any portion of any public right-of-way. Methods to accomplish the public outreach may include neighborhood mailers, public meetings, and/or press releases. The outreach plan is expected to include one point of contact and the person's telephone number, as designated in this permit, for the public to respond to with their

questions and concerns. Any change in the name of the point of contact shall be given to the City as far in advance of the change as possible, or no later than 2 working days after the change. This effort must be coordinated with, the Planning Commission condition for Neighborhood Notification Prior to Construction.

4. **Asbestos-Containing Materials.** Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project, the applicant shall submit evidence that a State-certified asbestos professional shall review the Asbestos Management Plan and determine whether additional sampling of building materials for asbestos-containing materials should be performed and evidence of approval of asbestos management by the Santa Barbara County Air Pollution Control District. Any abatement or removal of asbestos-containing materials must be performed in accordance with applicable federal, State, and local regulations. This measure shall be included on project plans and/or specifications. (HAZ-10)

5. **Lead-Based Paint.** Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the proposed project, the applicant shall submit evidence that a State-certified lead professional shall survey the structures and determine whether sampling for lead-based paint is warranted and evidence of approval of lead-based paint management by the Santa Barbara County Air Pollution Control District and the County of Santa Barbara Health Dept.. Any abatement or removal of lead-based paint must be performed in accordance with applicable federal, State, and local regulations. This measure shall be included on project plans and/or specifications. (HAZ-11)

6. **Equipment Relocation.** Prior to issuance of demolition permits for the existing Central Services Plant, the underground and aboveground storage tanks, and associated equipment shall be removed and installed in accordance with OSHPD and County Hazardous Materials Unit (HMU) requirements. Any contaminated soil found at the Central Services Plant shall be remediated in accordance with County of Santa Barbara Fire Dept./Protective Services Div (PSD) requirements. This measure shall be included on project plan specifications as applicable. (HAZ-13)

7. **Former Central Services Plant Hazardous Site Mitigation Plan Requirements.** Prior to Certificate of Occupancy of the Central Plant and during construction activities at the former Central Plant area (Phase 2B), the Construction Contractor shall comply with the recommendations of the *Site Mitigation Plan, Santa Barbara Cottage Hospital, Central Plant Improvement Project, Santa Barbara, California,* and the JPR review of this plan (JPR, July 2004), and applicable site remediation regulations, and shall submit evidence to the City of said compliance. This measure shall be included on project plans and/or in specifications. These recommendations include:

   a. Notify the Santa Barbara County Fire Prevention Division Hazardous Materials Unit (HMU) of the proposed construction.

   b. Submit the Site Mitigation Plan (SMP) to the County's Leaking Underground Fuel Tank (LUFT) Program (HMU) and other appropriate agencies for review and approval as part of the permitting process for the project.

c. Obtain all other required permits to conduct the work, and provide all required notifications to perform all aspects of the work, including notification to the Air Quality Control District of the intent to excavate potentially contaminated soils.

d. Install a shoring system in accordance with engineering and State and federal OSHA requirements.

e. Prepare and implement a site-specific Health and Safety Plan (HSP) in accordance with State and federal OSHA requirements and obtain approval by an independent Certified Industrial Hygienist (CIH). Copies of the HSP shall be made available to the County for review and approval as well as to appropriate site construction workers as part of their site orientation and/or regular health and safety meetings. The HSP shall include:

   i. A summary of all potential risks to construction workers, maximum exposure limits for all site chemicals, and emergency procedures.

   ii. The identification of a Site HSP Officer for the project, that Officer's responsibilities, and routine and emergency contact information for that individual.

   iii. Directives to include that the HSP officer and HMU will be contacted immediately should worker exposure limits be exceeded, or if evidence of soil contamination is encountered during any of the construction activities.

   iv. A statement that the HSP shall be amended as needed if the Site HSP Officer encounters different site conditions.

   v. Technical field procedures and worker safety procedures to be implemented for sampling any observed impacted soil.

   vi. Provisions to conduct air monitoring at the site to confirm safe working conditions for the construction workers and provisions for appropriate personal protective equipment (PPE).

   vii. Designation of a qualified individual as the on-site monitor and point of contact. The monitor shall be present at the site daily to perform monitoring and/or soil and air sampling during soil disturbance activities to ensure that soil and air levels are safe and acceptable. This individual shall be responsible for monitoring compliance with all aspects of the HSP and shall be responsible for preparing and submitting weekly activity reports and testing results to the SBCH and appropriate agencies. Air monitoring shall include but is not limited to potential oxygen deficiency, total petroleum hydrocarbons (TPH), volatile organic compounds (VOCs), and potentially explosive conditions. The HSP shall designate the procedures and frequency of the air monitoring activities.

   viii. Contingency procedures to address unexpected conditions that may arise, including but not limited to, encountering identifiable environmental conditions that may pose a potential risk to health, safety, or the environment. A report for any unexpected incident shall be prepared and submitted to all involved parties within 24 hours following the incident.

ix. Procedures for soils handling, including a decision matrix for determining when sampling and analysis shall be conducted. Soils considered acceptable for reuse shall be separated from soils to be disposed of at a permitted landfill. Soil stockpiles shall be protected from public access. SBCH shall be responsible for signing all required shipping documents and will retain fully executed copies of such.

x. An explanation of chain-of-custody procedures for submittal of soil samples for laboratory analysis.

xi. Procedures for determining how import soil will be considered "clean" (i.e., suitable for fill at the site).

f. Consult with County agencies and SBCH to determine the need and scope of any sampling and analysis that may be warranted.

g. Prepare and implement standard dust control practices to prevent the generation of dust during soil handling activities, and if the standards include increased watering for dust suppression, the Contractor shall prevent off-site runoff and comply with geotechnical requirements for moisture conditioning of the soil.

h. Conduct off-site soil transport in accordance with State (Caltrans) and Federal Department of Transportation (DOT) requirements.

i. Minimize tracking of impacted soil from the site by cleaning truck wheels prior to departure and sweeping the exit area(s) as needed.

j. Clean surrounding streets to remove soil or contaminated materials that may have migrated from the site during soil handling activities.

k. Implement storm water runoff control measures at the project site, including but not limited to, the protection of soil stockpiles against storm water erosion and runoff, project site grading for internal drainage, and control of runoff to reduce sediment loading.

l. Provide for procedures to manage groundwater should it be encountered during construction activities, including appropriate permits and groundwater analysis for the selected method of management (e.g., discharge to the sanitary sewer or storm water collection system).

m. Maintain a daily log of all construction activities to be provided to SBCH upon completion of the project. SBCH shall prepare a report documenting unanticipated environmental conditions, as applicable, and forward the report to the County HMU. Upon completion of the excavation and soil disposal activities, SBCH shall prepare and submit a document certifying that the provisions of the SMP have been completed and that certification shall be made by a person qualified to confirm implementation of the SMP. (HAZ-14 (a))

8. **Removal of Contaminated Soil.** Prior to issuance of Certificate of Occupancy for the Central Plant (Phase 2B), SBCH shall provide evidence in writing to the City Planning Division that contaminated soil on the project site has been removed and either treated or disposed of at an approved facility in accordance with applicable regulations to the satisfaction of the Santa Barbara County Fire Department Protective Services Division

(PSD). The applicant shall submit documentation from a person qualified to confirm implementation of the Site Mitigation Plan shall prepare documentation certifying that the applicable provisions of the Site Mitigation Plan were completed. Any contaminated soil disturbed during the course of demolition, site preparation, or construction shall be treated in accordance with applicable regulations and County PSD approvals. (HAZ-14 (b))

9. **City Storm Water Management Plan Compliance.** Prior to the issuance of a certificate of use and occupancy, SBCH shall demonstrate compliance with the SWMP in a manner meeting the satisfaction of the Public Works Director, including:

   a. Demonstrate that all structural best management practices (BMPs) described in the project's SWMP have been implemented, constructed and installed in conformance with approved plans and specifications;

   b. Demonstrate that SBCH has complied with all non-structural BMPs described in the project's SWMP; and

   c. Submit for review and approval an Operations and Maintenance (O&M) Plan for all structural BMPs for attachment to the SWMP. (HYD-7)

10. **State General Construction Activity Permit.** Prior to the issuance of any grading or building permits for each phase, SBCH shall demonstrate compliance under the State General Permit for Storm Water Discharges Associated with Construction Activity by providing a copy of the Notice of Intent (NOI) submitted to the State Water Resources Control Board and a copy of the subsequent notification of the issuance of a Waste Discharge Identification (WDID) Number or other proof of filing in a manner meeting the satisfaction of the Public Works Director. Projects subject to this requirement shall prepare and implement a Storm Water Pollution Prevention Plan (SWPPP). A copy of the current SWPPP shall be kept at the project site and be available for City review on request. (HYD-8)

11. **Erosion Control Plan.** Prior to the issuance of any grading or building permit for each phase, SBCH shall submit an Erosion Control Plan in a manner meeting approval of the Public Works Director, consistent with the City's Procedures for the Control of Runoff into Storm Drains and Watercourses to demonstrate compliance with local and state water quality regulations for grading and construction activities. The Erosion Control Plan shall address the specifications for each construction phase and shall identify how all construction materials, wastes, grading or demolition debris, and stockpiles of soil, aggregates, soil amendments, etc. shall be properly covered, stored, and secured to prevent transport into local drainages by wind, rain, tracking, tidal erosion or dispersion. The Erosion Control Plan shall also describe how SBCH would ensure that all best management practices (BMPs) would be maintained during construction of any public right-of-ways. A copy of the current Erosion Control Plan shall be kept at the project site and be available for City review on request. (HYD-9)

12. **Flood Hazard Reduction Plan.** Prior to the issuance of any grading or building permit for each phase, SBCH shall submit a Flood Hazard Reduction Plan in a manner meeting approval of the Public Works and/or Community Development Director, consistent with the

City's General Standards for Flood Hazard. The Flood Hazard Reduction Plan shall address the specifications for each construction phase and shall identify how storm water runoff would be controlled to prevent flooding of adjacent streets and properties. The Flood Hazard Reduction Plan shall also describe how SBCH would ensure that flood-prevention BMPs would be maintained during construction of any future SBCH-sponsored improvements made within the public rights-of-ways. A copy of the current Flood Hazard Reduction Plan shall be kept at the project site and be available for City review on request. (HYD-10)

13. **Dewatering.** Prior to construction of each phase, the Construction Contractor shall determine whether dewatering of groundwater would be necessary for implementation of the project. If dewatering is required, the Construction Contractor shall submit a Notice of Intent (NOI) to the Central Coast Regional Water Quality Control Board (RWQCB). The Construction Contractor shall comply with the provisions of the appropriate NPDES permit required by the RWQCB. (HYD-11)

14. **Water Conservation.** During final project design, and prior to the issuance of any building permits for each applicable construction phase, SBCH shall ensure that landscaping for the project complies with the City's Water Conservation Landscape Design Standards (Ordinance 4787, 1992) as set forth in Chapter 14.23.009, Regulation of New or Rehabilitated Landscapes, and Chapter 22.80.020, Water Conservation Landscape Design Standards, of the City of Santa Barbara Municipal Code. (PS-1) As part of this requirement, the project shall include:

    a. High efficiency irrigation technology systems that minimize runoff and evaporation and maximize the water that would reach the plant roots, such as dripline systems.

    b. Timed irrigation systems in all landscaped areas.

15. **Water Use Reduction Within Building.** The construction plans for each phase shall incorporate high-efficiency fixtures as allowed by OSHPD, including: dry fixtures and occupant sensors to reduce potable water demand.

16. **Source Reduction/Recycling Plan.** A source reduction/recycling plan shall be developed for the proposed project and submitted for review and approval by the City's Environmental Analyst and the County's Solid Waste Division prior to issuance of building permits. The plan shall identify proposed methods of feasibly reducing, reusing, and recycling solid waste, both for project demolition and construction, and long-term operations. The objective of the plan is to ensure that the proposed project conforms to the State requirements of 50 percent waste diversion (AB 939) and City waste diversion goals of 60 percent by 2000 and 70 percent by 2010. (PS-2)

17. **Solid Waste Management Plan.** The Cottage Hospital Solid Waste Management Plan shall be annually reviewed by the City and refined by SBCH once the proposed project is complete to identify additional waste reduction measures that may be implemented as a result of the evolution of the hospital programs and facilities. (PS-3)

18. **Recycling/Waste Reduction Plan.** (PS-5) As identified in the Solid Waste Management Plan by Cini-Little Schachinger, and further enhanced below:

    a. Prior to construction, the project contractor shall arrange for construction recycling service with a waste collection provider. Roll-off bins for the collection of recoverable construction materials shall be located on-site. Materials earmarked for recycling shall include, but shall not be limited to: wood, concrete, metal, cardboard, asphalt, soil, and land clearing debris (green waste).

    b. All subcontractors shall be informed of the recycling plan, including which materials are to be source-separated and placed in proper bins.

    c. The project contractor and subcontractors shall employ the used of recycled materials in construction wherever feasible, as outlined below:

        i. **Resource Reuse/Structures Other Than Main Hospital.** Reuse building materials and products in order to reduce demand for virgin materials and to reduce waste, thereby reducing impacts associated with the extraction and processing of virgin resources. Use salvaged, refurbished or reused materials, products and furnishings with a goal of at least 5% of building materials. Consider salvaged materials such as beams and posts, flooring, paneling, doors and frames, cabinetry and furniture, brick and decorative items.

        ii. **Recycled Content: 5% (post-consumer + 1/2 post-industrial).** Use materials with recycled content such that the sum of post-consumer recycled content plus one-half of the post-industrial content with a goal of at least 5% of the total value of the materials in the project. The value of the recycled content portion of a material or furnishing shall be determined by dividing the weight of recycled content in the item by the total weight of all material in the item, then multiplying the resulting percentage by the total value of the item. Mechanical and electrical components shall not be included in this calculation. Recycled content materials shall be defined in accordance with the Federal Trade Commission document, *Guides for the Use of Environmental Marketing Claims, 16 CFR 260.7 (e).*

        iii. **Regional Materials: 20% manufactured regionally**. Set a goal to use a minimum of 20% of building materials and products that are manufactured regionally within a radius of 500 miles. The intent is to increase demand for building materials and products that are extracted and manufactured within the region, thereby supporting the regional economy and reducing the environmental impacts resulting from transportation.

19. **Moreton Bay Fig Tree Invigoration and Protection.** The Project Arborist shall monitor the condition of the Moreton Bay fig tree specifically in regard to the action plan and tree protection recommendations specified in the SBCH Moreton Bay Fig Report, dated September 2004. The report's recommendations shall be written into the construction specifications for the hospital retrofit project, with verification provided to the City prior to issuance of any demolition or grading permit for Phases II and III. SBCH shall comply with any field design modifications recommended by the Project Arborist. (B-13)

The report includes an action plan with a timeline of recommendations that begin with tree invigoration prior to the start of construction. Tree invigoration action items for the first two years (2004 to 2006) include monthly deep watering from April through October, yearly mulch applications, yearly deep root fertilization, and specific pruning in October 2005. Hand tools shall be used to demolish the walkway on the west side in November 2006. The watering, fertilizing, and mulch application schedule continues through 2010 and thereafter on an ongoing basis. Roots and limbs on the north and east sides will be cut in November 2009. All work shall be done under the direction of the Project Arborist.

20. **Moreton Bay Fig Tree Landmark Designation.** Prior to issuance of building permits for Phase 4, SBCH shall apply to the City of Santa Barbara to designate the Moreton Bay fig tree as a City Landmark.

21. **Public Street Improvement Plans.** The following public street improvement conditions relative to general circulation changes shall be included in the Development Agreement, and implemented as stated:

    a. **Street Improvement Plans Applicable to All Street Improvements.** Construction of the Hospital will be conducted in "Phases." The Hospital will construct improvements in the public right-of-way during each Phase of the Project. The public improvements will be constructed gradually between 2005 and 2014; specific improvements in the public right-of-way shall be completed to meet the requirements as listed for each Street as described below (Bath Street, Castillo Street, Junipero Street, Oak Park Lane and Pueblo Street). Improvements, as determined by the Public Works Department for each phase of the project as it is completed shall include, but not be limited to: City standard 8' colored sidewalk (Santa Barbara Sandstone), 4' morterless brick parkway, 6" faux sandstone curbs, 18" concrete gutters, City standard driveway(s), dual access ramps, commercial (Type A) street lights to City standards every 200 feet (coordinate with City staff to retire light fixtures on existing utility poles), preserve and/or reset City survey monuments, directional/regulatory traffic control signs, street trees and tree grates every 30 feet.

    b. **Bath Street Improvement Plans**. Prior to issuance of permits for Phase 3, SBCH shall submit building plans for construction of improvements along the subject property road frontage on **Bath Street**. As determined by the Public Works Department the improvements shall include dual access ramps at Bath and Junipero Streets and Bath & Pueblo Streets, one (1) commercial (Type A) streetlight to City standard, and preserve City survey monument #10-29 at the intersection of Bath and Pueblo Streets. The building plans shall be prepared by a registered civil engineer or licensed architect and reviewed by the City Engineer.

    c. **Castillo Street Improvement Plans**. Prior to issuance of permits for Phase 3, SBCH shall submit C-1 public improvement/ building plans for construction of improvements along the subject property road frontage on **Castillo Street**. As determined by the Public Works Department, the improvements shall include dual access ramp at the intersection of Pueblo and Castillo Streets, and one (1) commercial (Type A) streetlight

to City standard. The public improvement plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.

d. **Junipero Street Improvement Plans**. Prior to issuance of permits for Phase 3, SBCH shall submit C-1 public improvement/building plans for construction of improvements along the subject property road frontage on **Junipero Street**. Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include dual access ramp at the intersection of Junipero Street and Oak Park Lane, rerouting City water and sewer mains, 10' x 10' box culvert, curb drain outlets, and three (3) commercial (Type A) street lights to City standard. The public improvement plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.

e. **Oak Park Lane Street Improvement Plans**. Prior to issuance of permits for Phase 3, SBCH shall submit C-1 public improvement plans for construction of improvements along the subject property road frontage on **Oak Park Lane**. Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include dual access ramp at the intersection of Oak Park Lane and Junipero Street and the intersection of Oak Park Lane and Pueblo Street, Reclaimed Water connections (Municipal Code 14.23.010-14.23.030), rerouting City water to Pueblo and rerouting City sewer main down Oak Park Lane to Padre Street, 10' x 10' box culvert, and two (2) commercial (Type A) street lights to City standard. The public improvement plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.

f. **Pueblo Street Improvement Plans**. Prior to issuance of permits for Phase 3, SBCH shall submit C-1 public improvement plans for construction of improvements along the subject property road frontage on **Pueblo Street**. Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. As determined by the Public Works Department, the improvements shall include dual access ramp at the intersection of Pueblo Street and Oak Park Lane, rerouting City water main, slot/trench drains, underground utilities, six (6) commercial (Type A) street lights to City standard, 8'x50' concrete bus stop pad in front of the Hospital, and the Pueblo Parking Structure, connection to Recycle Water main. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer.

g. **Castillo Street Abandonment Mitigation Street Improvement Plans**. Prior to issuance of building permits for the Knapp parking structure, SBCH shall submit C-1 public improvement plans for construction of improvements along the subject property road frontage at the following intersections to mitigate impacts to neighborhood vehicular and pedestrian circulation due to the abandonment of Castillo Street:

   i. Curb extensions at the following intersections:

(a) De la Vina and Quinto Streets shall be constructed prior to certificate of occupancy for Knapp structure;
(b) Bath and Quinto Streets shall be constructed prior to certificate of occupancy for Knapp structure;
(c) Castillo and Quinto Streets shall be constructed prior to certificate of occupancy Knapp structure;
(d) Oak Park Lane and Pueblo Street shall be constructed prior to certificate of occupancy of the nursing pavilions (phase 4);
(e) Oak Park Lane and Junipero Street shall be constructed prior to certificate of occupancy of the nursing pavilions (phase 4);
(f) Castillo and Junipero Streets shall be constructed prior to certificate of occupancy of the nursing pavilions (phase 4);
(g) Bath and Pueblo Streets shall be constructed prior to issuance of building permits for the nursing pavilions (phase 4); and
(h) Junipero Street and Calle Real temporary asphalt improvement shall be constructed prior to issuance of building permit for Knapp structure and permanent improvements shall be constructed prior to certificate of occupancy of the nursing pavilions (phase 6).

(i) Curb radius reduction at West Alamar and Quinto Streets shall be constructed prior to certificate of occupancy for Knapp structure;
(ii) Mini-circle at the intersection of Castillo and Los Olivos Streets shall be constructed prior to certificate of occupancy for the Child Care Center;
(iii) Raised intersection at Castillo and Pueblo Streets shall be constructed prior to certificate of occupancy for the nursing pavilions (Phase 4); and
(iv) Raised crosswalks and curb extensions at Bath and Junipero Streets shall be constructed prior to certificate of occupancy for Knapp structure;

Public Works C-1 Improvement Plans shall be submitted separately from Building Permit plans. The public improvement/building plans shall be prepared by a registered civil engineer or licensed architect and reviewed and signed by the City Engineer. If any of these improvements are determined to be infeasible by the design engineer, then SBCH shall work with the Public Works Department on a design and implementation schedule that is comparable and feasible.

22. **Public Improvement Securities.** SBCH shall submit an executed Agreement for Land Development Improvements; an Engineer's Estimate, signed and stamped by a registered civil engineer, and securities for construction of improvements for each phase of construction and subject to the review and approval of the City Attorney.

23. **County Flood Control.** The storm drain system shall be reviewed and approved by the County Flood Control District and the City Engineer. SBCH will convey the ownership and maintenance of the mainline to the County Flood Control District. SBCH shall obtain a private easement for the benefit of the County Flood Control District from the Owner of APN 025-291-014, for the storm drain.

24. **Nationwide Permit.** Prior to issuance of a grading permit for reconstruction of the existing storm drain outfall at Padre Street, SBCH shall notify the Corps of Engineers requesting verification from the Corps of Engineers of the use of a Nationwide Permit to cover activities within Mission Creek. This notification shall identify measures that would be undertaken as part of project operation and during the construction of the proposed improvement in Mission Creek to reduce the potential for downstream erosion within the channel. Verification from the Corps of Engineers shall be provided to the Public Works Department and any conditions identified by the Corps included in the contract specifications for this improvement. (B-14)

25. **Water Quality Certification.** Prior to issuance of a grading permit for construction of the reconstructed storm drain outfall at Padre Street, SBCH shall obtain a Section 401 Certification from the Regional Water Quality Control Board-Region 3. Approval of the Section 401 Certification shall be provided to the Public Works Department and any conditions of approval included in the contract specifications for this improvement. (B-15)

26. **1602 Streambed Alteration Agreement.** Prior to issuance of a grading permit for reconstruction of the storm drain outfall at Padre Street, SBCH shall notify the California Department of Fish and Game of the intent to modify Mission Creek. This notification shall identify the measures that would be undertaken during operation of the proposed project and the construction of the proposed improvement within Mission Creek to reduce the potential for downstream erosion within the channel. A Streambed Alteration Agreement, concurrence on a Finding of No Substantial Effect or Finding of Operation by Law issued by the CDFG shall be provided to the Public Works Department and any conditions identified by CDFG included in the contract specifications for this improvement. (B-16)

27. **Relocation of MTD Fixtures.** Relocation of the MTD bus stop, red curb, bench, pole, and sign on the Western side of Bath Street, as determined by the Transportation Planning Manager in coordination with the Transportation Operations Manager and MTD.

    a. **MTD Alternative Route Plan.** Prior to construction, SBCH shall coordinate with the MTD to develop a plan for alternative routes and bus stops to replace the existing routes and bus stops along MTD Route 3 that would be affected during construction and operation of the proposed project and the full implementation of the SP-8 Hospital Area Zone. The Supervising Transportation Engineer shall approve the plan. The plan shall include options for rerouting MTD Route 3 and potential temporary and permanent locations for bus stops affected by project construction and operation, particularly the permanent closure of Castillo Street between Pueblo and Junipero Streets. The plan shall also address the potential for increased ridership resulting from construction and operation of the proposed project and the full implementation of the SP-8 Hospital Area zone. (TRF-9)

    b. **Bus Detour**. Coordinate with MTD to accommodate the proposed bus detour during Phases I, II, and III of the Santa Barbara Cottage Hospital construction. Provide a bus detour plan approved by MTD for Public Works staff to review and approve prior to disrupting the existing service routes.

28. **Storm Drain Operation and Maintenance Plan Required.** SBCH shall provide an Operations and Maintenance Procedure Plan (describing replacement schedules for pollution absorbing filters, etc.) for the operation and use of the storm drain surface pollutant interceptor. The Plan shall be reviewed and approved by the Land Development Engineer.

29. **Review Types of Construction Equipment.** Prior to issuance of grading permits for each phase of construction, SBCH shall review the types of construction equipment that may be in proximity to the hospital's equipment that is sensitive to noise and vibration impacts. The construction contractor and SBCH shall coordinate to ensure that construction equipment that generates noise and vibration shall not be operated within the vicinity of sensitive hospital equipment. Sensitive equipment shall be moved away from areas of potential vibration impact and protected with vibration isolation or other techniques. This mitigation measure shall be included in the project construction plan specifications. (N-7)

30. **Prepare a Crack Survey and Video Reconnaissance.** Prior to issuance of demolition permits, SBCH or its designee shall prepare crack survey and video reconnaissance documenting the existing condition of the hospital structure that would remain and neighboring structures that are within 100 feet of the exterior of the Pueblo and Knapp parking structures sites and main hospital on Area A (see Exhibit A) and are over 20 years old prior to project construction. After each major phase of construction, a follow-up crack survey and video reconnaissance of the previously surveyed structures shall be conducted to determine whether any new cracks or other damage have occurred. The City and SBCH shall review the results of both pre- and post construction surveys to determine whether any new damage caused by the project construction activities. SBCH shall be responsible for the cost of damage to structures caused by project construction. (N-8)

31. **Mitigation Monitoring and Reporting Requirement.** SBCH shall submit to the City's Environmental Analyst a monitoring program for the project's mitigation measures, as stated in the Mitigated Negative Declaration or the Environmental Impact Report for the project. A Project Environmental Coordinator (PEC) and mitigation monitors responsible for permit compliance monitoring must be hired and paid for by SBCH. The mitigation monitoring program shall include, but not be limited to:

    a. A list of the project's mitigation measures.
    b. An indication of the frequency of the monitoring of these mitigation measures.
    c. A schedule of the monitoring of the mitigation measures.
    d. A list of reporting procedures.
    e. A list of the mitigation monitors to be hired.

32. **Project Environmental Coordinator Required.** A qualified representative for SBCH, approved by the City Planning Division, shall be designated as the Project Environmental Coordinator (PEC). The PEC shall be responsible for assuring full compliance with the provisions of the mitigation monitoring and reporting program to the City. The PEC shall have authority over all other monitors/specialists, the contractor, and all construction

personnel for those actions that relate to the items listed in this program, including, but not limited to, the following:

a. Designation of a Project Arborist. Prior to issuance of the first grading or demolition permit, SBCH shall provide evidence to the Community Development Department for its review and approval that a Project Arborist has been retained to implement and/or monitor implementation of mitigation measures for retention, removal, and replacement of trees outlined in the Conditions of Approval. The Project Arborist shall be a Certified Arborist accredited by the International Society of Arboriculture (ISA) or a Consulting Arborist registered by the American Society of Consulting Arborists (ASCA). The Project Arborist shall coordinate with SBCH, construction personnel, the Project Environmental Coordinator (PEC), and the landscape architect for all phases of construction and maintenance. Memos prepared by the Project Arborist documenting compliance with tree retention, removal, and replacement measures shall be sent by SBCH to the PEC on a schedule to be determined prior to construction. Any change in the Project Arborist in the future shall also meet the provisions of this condition. (B-1)
b. Geotechnical Monitor. A qualified geotechnical monitor shall be present during each phase of grading and construction of the project to ensure that on-site conditions are as anticipated in the final geotechnical report(s) and that construction methods conform to recommendations made in the report(s). The monitor shall test and observe soil conditions and shall submit these observations in regular reports to the City Building and Safety Department and SBCH. The monitoring reports shall include suggested modifications to the recommendations made in the geotechnical report based on observed field conditions. Any change in the Geotechnical Monitor in the future shall also meet the provisions of this condition. (GEO-3)
c. Archaeological Survey and Monitoring. SBCH shall contract with a qualified archaeologist from the City-approved list of archaeologists to conduct an Extended Phase I surface survey following demolition and removal of existing paved areas and to monitor all ground-disturbing activities. The contract shall establish a schedule for monitoring, consultation as needed with a qualified Native American representative as a subconsultant to the archaeologist, procedures per City MEA in the event resources are discovered, and a report to the City Environmental Analyst on the findings of the monitoring. Contract(s) shall be subject to the review and approval of the Environmental Analyst. (CR-1)

33. **Pre-Construction Conference.** SBCH shall arrange for and hold construction conference(s), prior to disturbing any part of the project site for any reason and after the demolition, grading and/or building permit has been issued for each phase, the General Contractor shall schedule a pre-construction conference. The conference shall include representatives from the Public Works Department Engineering and Transportation Divisions, the Building and Safety Division, the Planning Division, SBCH, the Archaeologist, the Architect, the Arborist, the Landscape Architect, the Biologist, the Geologist, the Project Engineer, the Project Environmental Coordinator, the Contractor and subcontractors. Among other items, archaeological procedures, bird nest protection, tree protection, noise reduction and construction hour conditions shall be reviewed. (CR-2)

34. **Neighborhood Notification Prior to Construction.** At least twenty (20) days prior to commencement of construction for each project phase, the contractor shall provide written notice to all property owners, businesses and residents within 450 feet of the project area. The notice shall contain a description of the project, the construction schedule, including days and hours of construction, the name and phone number of the Project Environmental Coordinator (PEC) and Contractor(s), site rules and Conditions of Approval pertaining to construction activities and any additional information that will assist the Building Inspectors, Police Officers and the public in addressing problems that may arise during construction. The applicant is encouraged to develop an on-going communication plan with the neighbors and the community, and this may be achieved through a variety of approaches, including a web-site approach. The language and approach for on-going notifications shall be reviewed and approved by the City Planning Division prior to being distributed. At least once every six months, SBCH shall invite the neighbors to a meeting and invite City Staff to participate.

35. **Construction Contact Sign.** Immediately after building permit issuance, signage shall be posted at all points of entry to the site that list the contractors' and Project Environmental Coordinator's (PEC) names, contractors' and PEC's telephone numbers, construction work hours and site rules to assist Building Inspectors and Police Officers in the enforcement of the conditions of approval. A construction team member/responsible party shall return all complaint phone calls within one business day.

36. **Contractor and Subcontractor Notification.** All contractors and subcontractors shall be notified in writing of site rules, restrictions, and Conditions of Approval.

37. **Truck Routing.** Prior to issuance of demolition, and grading permits, a Haul Route Plan shall be prepared by the contractor and approved by the City. The haul route plan shall limit construction equipment haul and delivery routes to Junipero and Pueblo Streets and shall use the shortest routes to U.S. 101. (N-13)

38. **Employee Parking During Construction.** To mitigate the expected parking deficiency due to the demolition of the existing parking structures during Construction Phase I, SBCH shall provide at least 216 parking spaces in an off-site parking area (i.e., not in the immediate vicinity of SBCH) for employees of the hospital and shall provide a shuttle service to transport hospital employees from the temporary off-site parking area to the hospital. The off-site parking area and shuttle shall remain available to SBCH employees until the 216 parking spaces are replaced by the construction of the new Pueblo and Knapp Parking structures. An off-site parking plan, including a legally binding agreement with the owner of the offsite location, for the initial construction phases shall be reviewed and approved by the City Public Works Department prior to issuance of demolition permits. (TRF-7)

39. **Construction Management Plan.** To minimize the impacts to local roadways, parking, and pedestrian circulation, SBCH shall prepare a Construction Management Plan (CMP) for each phase of construction. The CMP shall establish routes for construction-related traffic that would minimize construction trips through residential areas. Other issues to be incorporated in the CMP shall include anticipated street closures by construction phase,

detour routes during street closures, availability of parking for SBCH staff and patrons, parking for construction employees, and alternative pedestrian facilities to replace those affected by the construction activity. The CMP shall be submitted to the City and approved by the Supervising Transportation Engineer prior to the issuance of building permits. (TRF-8)

40. **Protected Bird Species Nesting Season.** Prior to issuance of any demolition, grading, or building permit, SBCH shall provide evidence that the contractor specifications include a requirement to remove vegetation outside the breeding/nesting season (January 15 through August), if feasible. If removal of vegetation during the breeding season is required due to construction or phasing logistics, documentation of these conditions, and their effect on vegetation removal, shall be provided to the Community Development Department. The language shall be submitted to and approved by the Community Development Department and shall include a requirement for the following:

    a. If vegetation removal must occur during the breeding season, pre-construction surveys shall be conducted by a qualified biologist in the appropriate habitats within, and up to, 100 feet from the proposed vegetation removal area to identify any protected bird species nesting within or adjacent to the removal area.

    b. If active nests are observed within or adjacent to the vegetation removal area, the Project Biologist shall establish an appropriate buffer between the nest and construction activities until either the young have fledged or the nest becomes inactive, depending on the biological circumstances and species involved. (B-8)

41. **Park Commission Tree Removal Approval.** Apply for and receive approval from the Park Commission for the removal of any trees (with a trunk diameter greater than four (4) inches at a point twenty-four (24) inches above the ground) in the front yard setback or street trees not previously approved for removal.

42. **Stationary Source Permits.** SBCH shall obtain required operational permits for stationary emission sources, including boilers and sterilizers, from SBCAPCD prior to occupancy permit issuance for the Central Plant and other applicable structures. (AQ-2)

43. **Photographic Documentation.** Prior to its demolition, the building at 401 West Pueblo Street shall be documented photographically and with measured drawings in accordance with City historic preservation standards, and under the direction of a qualified preservation professional, and such documentation shall be submitted to and approved by the City Historian. (CR-7)

44. **Excavation and Shoring Safety.** Prior to construction, a qualified geotechnical engineer shall evaluate the site and provide parameters for use in the planning and design of shoring and temporary sloped excavations. During excavation, the geotechnical engineer shall observe the excavation and provide supplemental/revised recommendations as necessary. The geotechnical engineer shall provide monthly reports summarizing site evaluations and any remedial actions taken by SBCH, to the PEC, the City Building and Safety Department, and the Construction Contractor. (GEO-4)

45. **Shoring Design.** Prior to construction, the contractor shall retain a structural engineer to design any shoring that may be required. The shoring design shall be submitted to the geotechnical engineer to review for conformance with the geotechnical engineer's recommendations. The installation of the shoring and any testing required shall be performed by the Construction Contractor under the observation of the geotechnical engineer.

46. **Dewatering System Design.** Prior to construction for each phase, the contractor shall determine the need for dewatering and, if dewatering is necessary, install and confirm the satisfactory operation of a dewatering system. The contractor shall survey the adjacent streets prior to and during dewatering operations. If excessive settlement of the streets occurs, the contractor shall arrange for design and implementation of appropriate mitigation measures.

47. **Local Transportation Route.** Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit a plan for a proposed local transportation route for transport of hazardous materials and hazardous waste to the City of Santa Barbara Fire Department for review and approval or a determination that no update is necessary. (HAZ-1)

48. **Business Plan.** Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit its updated Hazardous Materials Business Plan to the County of Santa Barbara Fire Department HMU for review and approval or a determination that no update is necessary. (HAZ-2)

49. **Emergency Management Manual.** Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall update its Emergency Management Manual in accordance with the project design and Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards. The updated plan shall be subject to JCAHO review and approval or a determination that no update is necessary. (HAZ-3)

50. **Hazardous Materials and Waste Control Plan**. Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall update its Hazardous Materials and Waste Control Plan in accordance with the project design and Joint Commission on Accreditation of Healthcare Organizations (JCAHO) standards. The updated plan shall be subject to JCAHO review and approval or a determination that no update is necessary. (HAZ-4)

51. **Waste Minimization Plan.** Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall submit its updated Waste Minimization Plan to the City of Santa Barbara Fire Department for review and approval or a determination that no update is necessary. (HAZ-5)

52. **Medical Waste Management Plan.** Prior to issuance of building permits for each construction phase, and prior to the issuance of certificates of occupancy, SBCH shall update its Medical Waste Management Plan in accordance with State Department of Health Services (DHS) regulations. The updated Medical Waste Management Plan shall be

subject to State DHS review and approval or a determination that no update is necessary. (HAZ-6)

53. **Security Patrols.** Prior to issuance of building permits for each construction phase, as appropriate, SBCH shall coordinate with the City Fire and Police Departments for review of a security patrol plan. The plan shall include patrols around the hospital campus and within the parking structures. (HAZ-7)

54. **Construction Hazards Management Plan.** Prior to issuance of building permits for the first phase, to address all construction phases or before each successive phase, as necessary, SBCH shall prepare a comprehensive Construction Hazards Management Plan for review and approval by the City (fire hazards, emergency response, and public security), County Hazardous Materials Unit (HMU) (fire hazards and hazardous materials and waste) and OSHPD (fire hazards, equipment relocation). The plan shall provide specific mechanisms to implement hazardous materials/waste and medical waste routing and transportation, public security, and fire protection during each construction phase. (HAZ-9)

55. Prior to the issuance of a building permit within a Specific Plan Area, SBCH shall develop a plan within that Specific Plan Area to consider the use of alternative energy sources for generating a minimum of 5% of the total energy use through the use of on-site renewable energy systems such as photovoltaic panels. Provide information from a photovoltaic manufacturer regarding the estimated payback period for a photovoltaic system that generates a minimum of 5% of the total energy use. Provide information regarding rebates and/or grant funding the Hospital could earn with the use of photovoltaic panels.

D. Requirements on Plans

The following requirements shall be incorporated into the construction plans submitted to the Building and Safety Division with applications for building permits. All of these construction requirements shall be carried out in the field and completed prior to the issuance of a Certificate of Occupancy:

1. **Energy and Environmental Design.** Except as to items contained within the LBL Memo which are specifically addressed in and thereby superseded by these Conditions of Approval, SBCH is required to ensure the design features as proposed in "Santa Barbara Cottage Hospital Replacement Project, LBL Project No. 26808" and dated October 22, 2004, are included in the project.

2. **Child Care Facility.** SBCH shall design and build the new Childcare facility with a goal to achieve the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Silver Criteria. The applicant shall submit a self certification assessment to the Community Development director as the project is completed and use of the facility is underway.

3. **Hospital Buildings.** SBCH shall implement to the extent feasible the following green design features in the design and building of the Cottage Hospital Replacement Project:

   a. Conduct a Fundamental Building Systems Commissioning. In order to verify and ensure that fundamental building elements and systems are designed, installed and

calibrated to operate as intended, SBCH shall implement or have a contract in place to implement the following fundamental best practice commissioning procedures.

i. Incorporate commissioning requirements into the construction documents.

ii. Develop and use a commissioning plan.

iii. Verify installation, functional performance, training and operation and maintenance documentation.

iv. Complete a commissioning report.

b. Strive to achieve a reduction in energy usage below Title 24 Energy Code.

c. Strive to use a minimum of 50% of wood-based materials and products, certified in accordance with the Forest Stewardship Council's Principals and Criteria (or similar), for wood building components including, but not limited to, structural framing and general dimensional framing, flooring, finishes, furnishings, and non-rented temporary construction applications such as bracing, concrete form work and pedestrian barriers. (PS-4)

4. **Recycled Water Used.** The City and applicant shall coordinate the extension of the City's recycled water main and installation of a recycled water service connection in the vicinity of the intersection of Junipero Street and Oak Park Lane to serve the project. The City shall pay all costs for such extension and service connection and applicant will not be required to further extend the public recycled water main. From such service connection, the applicant shall install a private recycled irrigation system to serve landscaped areas in Area A. Areas B and C shall also be connected, provided the main is available at the frontage or an extension of the private irrigation system from Area A to Areas B and C is determined by the City to be feasible. Throughout the Specific Plan, landscaping shall be irrigated exclusively with recycled water to the extent found by the City to be feasible and in conformance with applicable regulations and design standards. Portions of the interior grounds in Area A may be exempted by the Public Works Director, based on plant palate limitations due to shading, allergen production, or other incompatibilities. An Encroachment Permit will be required for any private laterals within the public right of way. The City will waive Encroachment Fees related to the installation of private laterals for recycled water.

5. **Underground Utilities**. Except as indicated below, those certain seventeen (17) existing above ground utility poles and overhead utilities shall be removed and undergrounded along the subject property frontage as shown on Exhibit B.

   At the intersection of Junipero and Fletcher Street a "guy pole" exists on the subject property frontage. The guy pole shall be removed or relocated, or substituted with an appropriate guy pole to the reasonable satisfaction of the City and Southern California Edison.

Reference the existing utility pole at the southwest corner of the intersection of Pueblo Street and Oak Park Lane, the Hospital shall contribute $60,000 towards the cost of City funded undergrounding along Pueblo Street, south of Oak Park Lane. If City does not contribute to undergrounding any additional overhead utilities in the project vicinity prior to the Certificate of Occupancy for the Final Phase, City shall reimburse the developer their contribution. If it is determined by the City and Southern California Edison that no additional pole removal and undergrounding will occur as stated above, or in conjunction with this project, the pole at the northwest corner of the intersection of Pueblo Street and Oak Park Lane shall be removed or relocated or substituted with an appropriate guy pole to the reasonable satisfaction of the City and Southern California Edison.

6. **Road Condition Video.** Prior to each construction phase, the contractor shall video the condition of roads of the project perimeter (2300 block of Bath Street, 300, 400 and portions of the 500 West blocks of Junipero Street, 2300 block of Oak Park Lane and the 300 and 400 West blocks of Pueblo Street) prior to construction and submit to Public Works Department. Roads shall be restored to pre-construction conditions.

7. **PCBs.** Prior to issuance of permits for renovation, remodeling, or demolition for each construction phase associated with the project, a qualified professional shall survey the structures and determine whether suspect PCB-containing equipment, such as transformers or light ballasts, is present in the areas to be disturbed. PCB-containing equipment must be handled and disposed of in accordance with applicable federal, State, and local regulations. This measure shall be included on project plan specifications as applicable. (HAZ-12)

8. **Final Hydrology and Hydraulics Study.** During final design and prior to the issuance of any grading permits for each phase, any required hydrology and hydraulics studies for that phase, shall be submitted to and approved by the Public Works Director. The study shall include:

   a. Diversions, off-site areas that drain onto and/or through the project, and justification of any diversions.

   b. Evidence that the proposed drainage pattern would not overload the storm drain system.

   c. Indication of how the project grading, in conjunction with the drainage conveyance systems, including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, would allow building pads to be safe from inundation from rainfall runoff which may be expected from all storms up to and including theoretical 100-year flood. (HYD-1)

9. **Flood Hazard Reduction.** During final project design, and prior to the issuance of any grading permits for each phase, SBCH shall ensure that the project complies with Chapter 22.24.160, General Standards for Flood Hazard Reduction, of the City of Santa Barbara Municipal Code. (HYD-3)

10. **Unknown Substances.** For construction activities outside of the former Central Plant area, if unknown substances are encountered in the soils during site clearance, excavation, and grading activities, the contractor shall stop work and contact the Site Health and Safety

Officer. The Site Health and Safety Officer shall notify the appropriate agencies to determine sampling, handling, and disposal requirements for the substance. (HAZ-15)

Measures in accordance with applicable regulations shall be implemented throughout demolition, grading, and construction activities to provide for protection of workers and on-site occupants in the event that unknown subsurface hazardous materials are unearthed. Disposition of such materials shall be undertaken in accordance with all applicable regulations to ensure that no long-term hazard remains. This measure shall be included on project plan specifications, as applicable.

11. **Letter of Map Revision.** During final project design for each phase, and prior to the issuance of any grading permits for each phase, SBCH shall submit detailed applications, certification forms, and hydraulic analyses and obtain pre-review and approval from the City floodplain manager, and shall submit the completed Conditional Letter of Map Revision (CLOMR) application prior to issuing a demolition permit and obtain conditional approval from FEMA prior to issuing permits for Phase 4.

    Until the proposed underground culverts are completed a portion of the Castillo Street abandoned right-of-way shall be open and maintained for storm flow purposes.

    Upon completion of project construction work within the floodplain, SBCH shall submit "as-built" construction documentation verifying conformance with the CLOMR to obtain pre-review and approval from the City floodplain manager, and shall submit the completed Letter of Map Revision (LOMR) application to obtain approval from FEMA. (HYD-2)

12. **Project Storm Water Management Plan.** Prior to the issuance of any grading or building permit, SBCH shall submit for review and approval by the Public Works Director, a Storm Water Management Plan (SWMP) specifically identifying best management practices (BMPs) that would be used onsite to control predictable pollutant runoff and target pollutants of concern. This SWMP shall identify, at a minimum, the routine structural and non-structural measures specified in the current Municipal NPDES Permit. The SWMP shall include the following:

    a. Address site design BMPs (as applicable), such as minimizing impervious areas, maximizing permeability, minimizing directly connected impervious areas, creating reduced discharge areas, and conserving natural areas;

    b. Include the applicable routine source control BMPs, as defined in the Municipal NPDES Permit and City Storm Water Management Program. These BMPs shall include, but not be limited to:

        i. Roof drain outlets to landscaped areas where feasible.

        ii. Diversion of runoff around trash storage areas. Trash containers will be covered and walled to prevent off-site transport of trash.

        iii. All catch basins shall be stenciled with "No Dumping-Flows to Creek" or other equally effective message.

        iv. Parking lot and street sweeping on a regular basis (at least monthly).

v. Proper design of outdoor working areas and material storage areas to prevent discharge of sediment or pollutants to the storm drain system.

vi. Pervious pavements where feasible.

vii. Alternative building materials where feasible.

viii. Demonstrate how surface runoff and subsurface drainage shall be managed and directed to the nearest acceptable drainage facility. (HYD-5)

13. **Operational and Maintenance Plan.** Prior to the issuance of any grading or building permit, SBCH shall include in the SWMP the following additional information in a manner meeting the approval of the Public Works Director.

a. Include post-construction structural treatment control BMPs as defined in the Municipal NPDES Permit and City Storm Water Management Program. As part of this requirement, the project shall include:

i. A hydrodynamic separation unit or media filtration system within the storm drain system near the terminus of the main storm drain line prior to its connection to the Oak Park Lane public storm drain to treat runoff from a portion of the East and West blocks associated with the project site.

ii. Vegetated swales or their equivalent along Junipero Street, adjacent to the Diagnostic and Treatment Building, Centennial Building, and Central Services Plant.

iii. Catch basin inserts or equivalent in storm drain inlets that receive parking lot runoff within the project site. Specific locations include the Knapp parking structure located at the "north block" and the Pueblo parking structure located at the "south block."

b. Include a conceptual Operation and Maintenance (O&M) Plan that (1) describes the long-term operation and maintenance requirements for the post-construction Treatment Control BMP(s); (2) identifies the entity that would be responsible for long-term operation and maintenance of the referenced treatment control BMP(s); and (3) describes the proposed mechanism for funding the long-term operation and maintenance of the referenced treatment control BMP(s). (HYD-6)

14. **Corrosion Analysis.** When final rough grades have been achieved on site for each phase, a qualified corrosion specialist shall perform a site-specific corrosion analysis to determine whether potentially adverse concentrations of sulfates or other corrosive constituents are present. Corrosion analysis is required in all areas not previously evaluated for corrosion potential, which includes the remainder of the site outside of the proposed Central Plant facility, the proposed parking structures, and the child care center. The corrosion specialist shall summarize the results of the corrosion analysis in a letter report addressed to SBCH and the City Building and Safety Division and shall recommend corrective measures consistent with the California Building Code to mitigate any identified corrosion potential. Measures may include, but are not limited to, requiring sulfate-resistant cement, decreasing

the water/cement ratio, designing the concrete mix for a higher compressive strength, and cathodic protection of metals. SBCH shall ensure that the corrosion analysis and identified corrective measures are implemented during each phase of the project prior to the construction of structures on site. (GEO-1)

15. **Final Geotechnical Investigations.** Prior to the issuance of grading permits for Phase I (SBCH Phases 2A and 2B specifically), SBCH shall incorporate all recommendations in previously prepared final geotechnical reports for the proposed project into final grading and design plans to be submitted to and approved by OSHPD, California Geological Survey (CGS), and the City Building and Safety Department, as required. Previous final geotechnical reports include the Fugro West Inc. Geotechnical Reports for the Proposed Central Plant (Fugro 2002, 2003a,b, c, d), and the Geotechnical Professional, Inc. Geotechnical Investigation of the Proposed Parking Structures and Daycare Facility (GPI 2004). (GEO-2)

    Recommendations in the previous final geotechnical reports shall be incorporated into final grading and design plans for the proposed project. Recommendations from these reports include, but are not limited to:

    a. Oversized rock shall be removed from soil excavated from the site or shall be reduced to acceptable size for use in fill material.

    b. Uncompacted fill soils shall be removed down to competent native soils prior to construction.

    c. All organics and other deleterious materials shall be removed from on-site alluvial soils prior to use as fill.

    d. Expansive soils shall be excavated from the site or treated accordingly.

    e. Construction dewatering parameters, permanent dewatering systems, or hydrostatic design for subterranean walls shall be implemented.

    Prior to the issuance of grading permits for Phases II and III (SBCH Phases 3, 4, 5, and 6), SBCH shall submit final geotechnical investigation(s) of the project prepared by a qualified geotechnical engineer to OSHPD, CGS, and the City Building and Safety Department, as required, for all areas not covered by previous final geotechnical reports. Additional final geotechnical report(s) shall evaluate potential geotechnical hazards for all areas of the project not specifically addressed in previous final geotechnical reports (areas outside of the proposed Central Plant, parking structures, and child care center) and shall, at a minimum, specify the treatment of the following hazards in detail: liquefaction, perched groundwater, oversized rock, expansive and compressible soils, corrosive soils, settlement, and slope stability during construction.

16. **Landscape Plan Implementation.** Prior to issuance of the first demolition or grading permit for each phase of construction of the hospital or building permit for the parking structures and day-care facilities, whichever is appropriate, SBCH shall provide evidence to the Community Development Department, for its review and approval, that the contract specifications include a requirement that all vegetation identified in the Final Landscape

Plan be installed prior to completion of the construction phase, except for landscaping which would be disturbed by construction in later construction phases. (B-3)

17. **Moreton Bay Fig Tree Maintenance Plan.** Prior to issuance of a grading permit for Phase III of the proposed project, SBCH shall provide a Moreton Bay Fig Tree Maintenance Plan for review by the City Arborist. The Maintenance Plan shall identify measures to be implemented by SBCH during and after installation of landscaping in Phase III to promote the health of the tree. These measures shall include but not be limited to supplemental irrigation, addition of mulch materials beneath the canopy, and avoidance of mulch and irrigation near the woody buttress roots. The Maintenance Plan shall include requirements for annual reporting of the tree's condition and SBCH's compliance with the requirements of the Plan prepared by a Certified Arborist, accredited by the International Society of Arboriculture (ISA) or a Consulting Arborist registered by the American Society of Consulting Arborists (ASCA). The annual reports shall be provided to the City Arborist for review and approval for a period of five years after completion of Phase III of the proposed project. (B-4)

18. **Air Quality and Energy Usage.**

    a. **Energy Conservation Features. SBCH** shall strive to comply with Title 24 of the California Code of Regulations established by the California Energy Commission regarding energy conservation standards and, as appropriate any measure that would reduce energy use, including:

        i. **Water heaters/Structure Other than Main Hospital.** Solar or low-emission water heaters shall be used with combined space/water heater units.

        ii. **Window Treatments/Structures Other than Main Hospital.** Double-paned glass or window treatment for energy conservation shall be used in all exterior windows. (AQ-1)

        i. **Daylight and Views.** To the extent feasible, based on hospital operational requirements, provide for the building occupants a connection between indoor spaces and the outdoors through the introduction of daylight and views into the regularly occupied areas of the building, to the extent feasible. Strive to achieve a minimum Daylight Factor of 2% (excluding all direct sunlight penetration) in 75% of all space occupied for critical visual tasks. Spaces excluded from this requirement include copy rooms, storage areas, mechanical plant rooms, laundry and other low occupancy support areas. Other exceptions for spaces where tasks would be hindered by the use of daylight will be considered on their merits. (This condition is satisfied in the current design.)

        ii. **Thermal Comfort.** Provide a thermally comfortable environment that supports the productivity and well-being of building occupants. Comply with ASHRAE Standard 55-1992, Addenda 1995, for thermal comfort standards including humidity control within established ranges per climate zone.

iii. **Thermal Comfort Monitoring System.** Install a permanent temperature and humidity monitoring system configured to provide operators control over thermal comfort performance and the effectiveness of humidification and/or dehumidification systems in the building.

b. **Air Quality Improvement Features.**

i. **Architectural Coating Emissions.** Compliance with the SBCAPCD Rules and Regulations on the use of architectural coatings shall be implemented as applicable, including using pre-coated/natural colored building materials, using water-based or low-VOC coating, and using coating transfer or spray equipment with high transfer efficiency. (AQ-14)

ii. **CFC Reduction in HVAC&R Equipment.** There shall be no use of CFC-based refrigerants in new base building HVAC&R systems.

iii. **Ozone Protection.** Install base building level HVAC and refrigeration equipment and fire suppression systems that do not contain HCFCs or Halons.

iv. **Indoor Air Quality.** Establish minimum indoor air quality (IAQ) performance to prevent the development of indoor air quality problems in buildings, thus contributing to the comfort and well-being of the occupants.

v. **Environmental Tobacco Smoke (ETS) Control.** Prohibit designated exterior smoking areas near entries and operable windows. Consider prohibiting smoking on all areas of the hospital grounds.

vi. **Low-Emitting Materials.** Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants, as follows.

(a) Adhesives and Sealants: The VOC content of adhesives and sealants used must be less than the current VOC content limits of South Coast Air Quality Management District (SCAQMD) Rule #1168, and all sealants used as fillers must meet or exceed the requirements of the Bay Area Air Quality Management District Regulation 8, Rule 51 or similar.

(b) Paints and Coatings. Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants. VOC emissions from paints and coatings must not exceed the VOC and chemical component limits of Green Seal's Standard GS-11 requirements or similar.

(c) Carpet. Reduce the quantity of indoor air contaminants that are odorous, potentially irritating and/or harmful to the comfort and well-being of installers and occupants. Carpet systems must meet or exceed the requirements of the Carpet and Rug Institute's Green Label Indoor Air Quality Test Program or similar.

vii. **Indoor Chemical and Pollutant Source Control.** Avoid exposure of building occupants to potentially hazardous chemicals that adversely impact air quality.

Consistent with OSHPOD regulations, design to minimize pollutant cross-contamination of regularly occupied areas, with features such as:

(a) Employ permanent entryway systems (grills, grates, etc.) to capture dirt, particulates, etc. from entering the building at all high volume entryways.

(b) Provide drains plumbed for appropriate disposal of liquid waste in spaces where water and chemical concentrate mixing occurs.

c. **Dust Mitigation - Plan Specifications.** Prior to grading permit clearance for each phase, SBCH shall include all dust control requirements as notes on construction grading and building plans. (AQ-11)

19. **Design Review Requirements Included on Plans:** Plan submitted for building permits shall show all design elements, as approved by the Architectural Board of Review or Historic Landmarks Commission, outlined in Section II above.

20. **On-Site Drainage Plan**. Submit a complete drainage plan that addresses the existing drainage patterns and leads towards improvement of the quality of water run-off conditions from the site. SBCH shall install bioswales, catch basins, storm drainage interceptors or clarifiers on the Real Property to intercept drainage pollutants from the parking lot areas and other service areas prior to drainage discharge into the public storm drain system including any creeks. The proposed interceptors or clarifiers shall be reviewed and approved by the Public Works Department. Maintenance of these facilities shall be provided by SBCH, which shall include the regular sweeping and/or vacuuming of parking areas, where interceptors and clarifiers are located and a catch basin cleaning program.

21. **Fire Vehicle Access.** Driveway access for fire vehicles shall be 16-20 ft. wide, all-weather concrete or asphalt pavement capable of supporting a 40,000 lb. fire truck. Vertical clearance shall be a minimum of 13 feet-6 inches (13' 6").

22. **Fire Sprinkler System.** A fire sprinkler system shall be provided.

23. **Fire Alarm System.** A fire alarm system shall be provided pursuant to City requirements.

24. **Emergency Evacuation Plan.** Provide an emergency evacuation plan subject to approval by the Fire Department.

25. **Trash Areas.** All trash areas shall include an area for recycling containers and shall be located a minimum of five (5) feet from any building unless protected by fire sprinklers.

26. **Commercial Dumpsters.** Commercial dumpsters shall be provided, including an area for recycling containers, and shall not be placed within 5 feet of combustible walls, openings, or combustible roof eaves lines unless sprinkler coverage is provided.

27. **Water-Conserving Fixtures.** All plumbing fixtures shall be water-conserving devices in new construction, pursuant to OSHPD (for hospital – Area A) or Santa Barbara Municipal Code Section 14.20.020, Water Saving Devices, subject to the approval of the Water Resources Management Staff.

28. **Conditions on Plans/Signatures.** All Planning Commission Conditions of Approval shall be provided on a full size drawing sheet as part of the drawing sets. A statement shall also be placed on the above sheet as follows: The undersigned have read and understand the above conditions, and agree to abide by any and all conditions which is their usual and customary responsibility to perform, and which are within their authority to perform.

Signed:

_____

Property Owner Date

_____

Contractor Date License No.

_____

Architect Date License No.

_____

Engineer Date License No.

E. During Construction Requirements – All Phases and Specific Phases as noted.

1. **Construction Hours**

   a. **For work done under OSHPD (Hospital Phases: 1, 2B, 3, 4, 4A, 5A, 5B, 6 & 8):**

      i. Workers arrive at the site approximately between 6:30 and 7:00 from off-site parking;
      ii. Start work at 7:00 am Monday through Saturday;
      iii. Stop exterior work at 5:30 pm Monday through Thursday*;
      iv. Stop exterior work at 5:00 pm on Friday*;
      v. Stop exterior work at 4:30 pm on Saturday*;
      vi. No work on Sunday or recognized holidays;
      vii. No restrictions on interior work once building shell is complete;
      viii. No restrictions on administrative activities;
      ix. The following activities which will create unusually greater noise levels will not begin before 7:30 a.m. Monday through Friday, and stop at 5:00 p.m. Monday through Friday, and shall not be done at all on Saturdays:
         (a) Pile driving (non-drilling);
         (b) Saw-cutting concrete (exterior work); and
         (c) Concrete and rock crushing

2. **For work done on City inspected structures & improvements (Phases: 1B, 2A, Oak Park Storm Drain, Child Care Center)**

   a. Workers arrive at the site approximately between 6:30 and 7:00 from off-site parking;

b. Start work at 7:00 am Monday through Friday;
c. Stop exterior work at 5:30 pm Monday through Thursday *;
d. Stop exterior work at 5:00 pm on Friday *;
e. Only work two Saturdays per month if necessary;
f. Start work at 8:00 am on Saturday;
g. Stop exterior work at 4:30 pm on Saturday *;
h. No work on Sunday or recognized holidays;
i. No restrictions on administrative activities;
j. The following activities which will create unusually greater noise levels will not begin before 7:30 a.m. Monday through Friday, and stop at 5:00 p.m. Monday through Friday, and will not be done at all on Saturdays:
   i. Pile driving (non-drilling);
   ii. Saw-cutting concrete (exterior work);
   iii. Concrete and rock crushing;
   iv. Jack hammering.

* Please note that this is the time workers would leave the site. Activities would end approximately 15 to 20 minutes prior to this time to provide the opportunity to clean up, store tools and materials, etc.

3. **Interior work on City inspected structures & improvements (Phases: 1B, 2A, Oak Park Storm Drain, Child Care Center).** Non-noise generating construction activities can occur after 5:30 p.m. Non-noise generating activities are considered those wholly conducted within the interior of an enclosed building and which are not audible from the exterior of the building, and exterior hand-digging for landscape installation, and are subject to the following:

   a. All windows and doors must be closed in the buildings where the work is occurring.

   b. Notices shall be provided through the hospital's Communication Outreach Plan at least 48 hours prior to the commencement of interior work, and identifying a contact person to handle questions or complaints about construction activities.

   c. Work may consist of the following: 1) installing metal framed walls, 2) electrical and other rough in, trim-out systems, 3) drywall installation, 4) flooring, 5) painting (excluding the use of compressors outside), 6) landscape work (not involving heavy equipment) and, 7) miscellaneous hand labor.

4. **Night construction.** When, based on required construction type or other appropriate reasons, it is necessary to do work at night, contractor shall contact the Chief of Building and Safety to request a waiver from the above construction hours, using the procedure outlined in SBMC § 9.16.015 Construction Work at Night. Contractor shall notify all residents within 300 feet of the parcel of the intent to carry out night construction a minimum of 48 hours prior to said construction. Said notification shall include what the work includes, the reason for the work, the duration of the proposed work and a contact number.

5. **Noise Control for Construction.** The construction contractors shall use equipment with best available noise control technology in regard to mufflers, acoustically treated components, etc. When feasible, noisy operations and equipment shall be located away from noise-sensitive land uses. This mitigation measure shall be included in the construction plan specifications. (N-10)

6. **Temporary Noise Barriers.** During Construction Phases I, II, and III, the construction contractor shall install temporary noise barriers, with an effective height of eight feet, around construction sites. (N-11)

7. **Limited Site Access.** Access to the site shall be limited to areas approved by the City and shall be included in the construction plan specifications. The gate shall incorporate the same method of noise shielding as the construction fence and shall be kept closed except for vehicle passage. (N-18)

8. **Worker Access Limitations to the Neighborhood.** In order to minimize noise effects in the neighborhood from large numbers of construction workers and to prohibit groups from gathering in neighborhood streets, SBCH shall require construction contractors to designate off-site parking areas for construction workers to be shuttled to and from the project site. The City Planning Division shall approve off-site parking locations prior to the issuance of demolition permits. (N-14)

9. **Radios and Alarms.** Construction contractors shall prohibit radio, music playback equipment, musical instruments, or automobile or truck alarms on the construction site. This mitigation measure shall be included in the construction plan specifications. (N-15)

10. **Construction-Related Vehicle Noise.** Except as otherwise required by law, construction employees shall ensure that all construction-related vehicle horns shall remain silent except in case of emergency. This measure shall be included in the construction plan specifications. (N-16)

11. **Nighttime Lighting.** Prior to issuance of a demolition, grading, or building permit for any construction phase, SBCH shall provide documentation to the Building and Safety Division that the project construction plans and specifications include a requirement that all nighttime lighting sources are focused toward the work area and that hoods are attached to any temporary lighting fixture to minimize light spillage onto adjacent land uses. This documentation shall be reviewed and approved by the Building and Safety Division. (V-4)

12. **Discharge of Hazardous Substances.** During project construction of each phase, the Construction Contractor shall ensure that hazardous substances are not deposited into any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek, lagoon or other waters of the State, consistent with Chapter 16.15.100, Discharge of Hazardous Substances Prohibited, of the City of Santa Barbara Municipal Code. (HYD-12)

13. **Water Pollution Control.** During project construction of each phase, the Construction Contractor shall ensure that waste, infectious waste, contamination or pollution or other substance which could impair the quality of a drainage is not deposited in any drain, drop inlet, conduit, or natural or artificial watercourse flowing into any storm drain, creek,

lagoon or other waters of the State, consistent with the requirements of Chapter 16.15.010, Water Pollution Prohibited, of the City of Santa Barbara Municipal Code. (HYD-13)

14. **Air Quality Measures:**

a. **Dust Mitigation - Site Watering.** Water trucks or sprinkler systems shall be used in the late morning, during clearing, grading, earthmoving or transportation of cut and fill materials, and after work is completed for the day to prevent dust from leaving the project site and to create a crust after each day's activities cease. Reclaimed water shall be used if available. Frequency of construction site watering shall be increased when wind speeds exceed 15 miles per hour (mph) to reduce PM_{10} emissions. (AQ-3)

b. **Dust Mitigation - Speed Limit.** An onsite speed limit of 15 miles per hour shall be imposed for operation of construction vehicles on dirt surfaces. (AQ-4)

c. **Dust Mitigation - Gravel Pads.** Gravel pads shall be installed at all access points prior to beginning construction to prevent tracking of mud onto public roads. (AQ-5)

d. **Dust Mitigation - Stockpile Treatment.** All stockpiled soil materials shall be watered regularly as needed to inhibit dust generation. Excavated material and stockpiled soil shall be covered if not being used within the next 48 hours. (AQ-6)

e. **Dust Mitigation - Grading Suspension.** Grading and scraping operations shall be suspended when wind speeds exceed 20 mph to reduce PM_{10} emissions. (AQ-7)

f. **Dust Mitigation - Site Stabilization.** Disturbed areas shall be permanently stabilized with landscaping ground cover or site improvements as soon as practicable following the completion of earthwork. (AQ-8)

g. **Dust Mitigation - Truck Covering.** All trucks hauling dirt, sand, soil, or other loose materials shall be covered or should maintain at least two feet of freeboard in accordance with the requirements of California Vehicle Code (CVC) section 23114 (freeboard means vertical space between the top of the load and top of the trailer). (AQ-9)

h. **Dust Mitigation - Monitor.** The contractor shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the City and SBCAPCD prior to permit clearance for grading. (AQ-10)

i. **Construction Equipment Emissions.** Heavy-duty diesel-powered construction equipment manufactured after 1996 (with federally mandated "clean" diesel engines) shall be used wherever feasible. The engine size of construction equipment shall be the minimum practical size. Construction equipment shall be maintained in tune per the manufacturers' specifications. Construction equipment operating onsite shall be equipped with two to four degree engine timing retard or precombustion chamber engines. Catalytic converters shall be installed on gasoline-powered equipment, if

feasible. Diesel catalytic converters, diesel oxidation catalysts, and diesel particulate filters as certified and/or verified by EPA or California shall be installed, if available. Ultra low-sulfur diesel fuel shall be used. Diesel engines should be turned off when not in motion and operators shall follow applicable idling restrictions. Vehicles shall be kept well-tuned and maintained. Diesel powered equipment will be replaced by electric equipment whenever feasible. (AQ-12)

j. **Diesel Vehicle Emissions Control.** Operators of diesel-powered vehicles should turn off the engine after five minutes when the vehicle is not in motion, keep the vehicles well-tuned and maintained, and retrofit engines with pollution control devices. Consideration should be given to purchasing trucks and buses that meet new EPA standards ahead of schedule. Vehicle owners should use ultra low-sulfur fuel in combination with pollution control equipment such as particulate matter filters. Although the pollutant guidelines would not be exceeded by the project construction, implementation of dust suppression techniques would reduce impacts on nearby sensitive receptors including residents, hospital patients, and children. Standard Conditions of Approval are prescribed to reduce construction-related emissions. (AQ-15)

k. **Construction Equipment Operations.** The number of construction equipment operating simultaneously shall be minimized through efficient management practices to ensure that the smallest practical number of equipment is operating at any one time. The Construction Contractor shall ensure that work crews shut off equipment when not in use. (AQ-13)

15. **Unanticipated Discovery Alert.** Prior to the start of any vegetation or paving removal, demolition, trenching, or grading, contractors and construction personnel shall be alerted to the possibility of uncovering unanticipated subsurface archaeological features or artifacts associated with past human occupation of the parcel and required procedures for responding. (CR-3)

16. **Significance Assessment.** If cultural resources are encountered or suspected during project construction, project work in the vicinity of the find shall be halted immediately and the City Environmental Analyst notified. The project archaeologist shall assess the nature, extent, and significance of any discoveries and develop appropriate management recommendations for archaeological resource treatment, including but not limited to redirection of grading and/or excavation activities. If resources are potentially significant, a Phase III mitigation program (which may entail measures such as project redesign to avoid resources, documentation and capping of resources in place, or recovery) shall be prepared and accepted by the Environmental Analyst and the Historic Landmarks Commission and implemented. That portion of the Phase III program that requires work on site shall be completed prior to continuing construction in the affected area. If prehistoric or other Native American remains are encountered, a Native American representative shall be contacted and shall remain present during all further subsurface disturbances in the area of the find. If human remains are discovered or suspected, the County Coroner shall be

informed immediately, and applicable State Health and Safety Code and Public Resources Code procedures shall be followed. (CR-4)

17. **Supplemental Mitigation.** If cultural resources are discovered in the course of construction and monitoring, any study and mitigation measures determined necessary to mitigate potentially significant impacts to insignificant levels shall be completed. (CR-5)

18. **Prior to Certificate of Occupancy.** Prior to issuance of the Certificate of Occupancy of each phase or as noted, SBCH shall complete the following:

    a. **Repair Damaged Public Improvements**. Repair any damaged public improvements (curbs, gutters, sidewalks, etc.) subject to the review and approval of the Public Works Department. Where tree roots are the cause of damage, trees are to be pruned under the direction of the City Arborist.

    b. **Fire Hydrant Replacement.** Replace existing nonconforming type fire hydrant(s) with commercial-type hydrant(s) described in Standard Detail 6-003.1 Paragraph 2 of the Public Works Department Standard Details.

    c. **Check Valve/Anti-Backflow Device.** Provide an approved check valve or anti-backflow device placed on the property side of consumer's service pursuant to Santa Barbara Municipal Code Section 14.20.120 and Public Works Construction Standard Detail 5-009.0.

    d. **Manholes.** Raise all sewer and water manholes on easement to final finished grade.

    e. **Archaeological Monitoring Report.** A final report on the results of the archaeological monitoring shall be submitted to the Environmental Analyst within 180 days of completion of the monitoring and receive approval prior to the issuance of the Certificate of Occupancy (Final Inspection). (CR-6)

    f. **Knapp Building Landmark Designation.** Prior to completion of Phase 8, SBCH shall apply to the City of Santa Barbara to designate the Knapp Building (2400 Bath Street) as a City Landmark prior to issuance of the Certificate of Occupancy for the Knapp Parking Structure. Any and all alterations to the Knapp Building shall be subject to Historic Landmarks Commission review.

F. On-going Operations

1. **Landscape Maintenance Performance Bond.** A Performance Bond shall be provided by Phase to the Building and Safety Division for landscape maintenance and assurance of adequate plant growth and health. Such Bond shall be for a period of five years and shall be in an amount necessary to cover the cost of installation and replacement of the landscaping and irrigation systems for the entire site in accordance with landscaping plans approved by the Architectural Board of Review (ABR) and on file at the Building and Safety Division. Prior to the release of said Bond, the Building and Safety Division shall make an inspection of the Real Property and make a determination that the landscaping is in substantial compliance with the approved plans. If the landscaping is not in compliance,

the Bond shall not be released and shall be extended for a period of time as determined by the Building Official.

2. **Mechanical Equipment Testing.** Mechanical equipment testing conducted by SBCH shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Sunday. SBCH shall provide notification to the City Community Development Department prior to planned testing events. (N-4)

3. **Truck Deliveries and Loading Dock Hour Limits.** SBCH shall limit truck deliveries and loading and unloading activities to the hours of 4:00 a.m. to 9:00 p.m consistent with current practices. (N-5)

4. **Annual Report to Planning Commission.** Each year during project construction and for three years following Certificate of Occupancy issuance for the final construction phase, SBCH shall submit a report on project status. The report shall include, but not be limited to, schedule, tree protection, construction traffic, solid waste reduction, issues that have arisen and complaints that have been made during the prior year and steps taken to resolve them, progress made, accomplishments, and other items determined appropriate in consultation with the Community Development Director. Under no circumstances, may existing conditions of approval be amended or new conditions imposed unless requested by the applicant. Provided however, as part of the annual reporting process, the applicant and the Community Development Director shall review the effectiveness of construction requirements and conditions and, with the benefit of the public outreach process, determine where refinements can be made to further minimize short-term construction impacts to the surrounding neighborhood and maintain or expedite the construction schedule. Such refinements may be made by the Community Development Director and reported to the Planning Commission through the annual reporting process. The Planning Commission may make suggestions and request additional information.

G. Notices

1. **Litigation Indemnification Agreement**. In the event the Planning Commission approval of the Project is appealed to the City Council, SBCH hereby agrees to defend the City, its officers, employees, agents, consultants and independent contractors ("City's Agents") from any third party legal challenge to the City Council's denial of the appeal and approval of the Project, including, but not limited to, challenges filed pursuant to the California Environmental Quality Act (collectively "Claims"). SBCH further agrees to indemnify and hold harmless the City and the City's Agents from any award of attorney fees or court costs made in connection with any Claim.

   SBCH shall execute a written agreement, in a form approved by the City Attorney, evidencing the foregoing commitments of defense and indemnification within thirty (30) days of the City Council denial of the appeal and approval of the Project. These commitments of defense and indemnification are material conditions of the approval of the Project. If SBCH fails to execute the required defense and indemnification agreement within the time allotted, the Project approval shall become null and void absent subsequent

acceptance of the agreement by the City, which acceptance shall be within the City's sole and absolute discretion. Nothing contained in this condition shall prevent the City or the City's Agents from independently defending any Claim. If the City or the City's Agents decide to independently defend a Claim, the City and the City's Agents shall bear their own attorney fees, expenses, and costs of that independent defense.

2. **California Department of Fish and Game Fees Required.** Pursuant to Section 21089(b) of the California Public Resources Code and Section 711.4 et. seq. of the California Fish and Game Code, the approval of this permit/project shall not be considered final unless the specified Department of Fish and Game fees are paid and filed with the California Department of Fish and Game within five days of the project approval. The fees required are $850 for projects with Environmental Impact Reports. Without the appropriate fee, the Notice of Determination (which the City is required to file within five days of project approval) cannot be filed and the project approval is not operative, vested, or final. The fee shall be delivered to the Planning Division immediately upon project approval in the form of a check payable to the California Department of Fish and Game.

3. **REFER TO DEVELOPMENT AGREEMENT FOR ANY VARIATION ON STANDARD APPROVAL TIME LIM ITS.**

   NOTICE OF DEVELOPMENT PLAN TIME LIMITS:

   The development plan approved, per SBMC Section 28.87.350, shall expire four (4) years from the date of approval unless:

   1. A building or grading permit for the work authorized by the development plan is issued prior to the expiration date of the approval.

   2. A time extension is granted by the Planning Commission for one (1) year prior to the expiration date of the approval, only if it is found that there is due diligence to implement and complete the proposed project. No more than one (1) time extension may be granted.

   NOTICE OF TENTATIVE SUBDIVISION MAP (INCLUDING NEW CONDOMINIUMS AND CONDOMINIUM CONVERSIONS) TIME LIMITS:

   The Planning Commission's action approving the Tentative Map shall expire two (2) years from the date of approval. The subdivider may request an extension of this time period in accordance with Santa Barbara Municipal Code section 27.07.110 or the provisions of the California Subdivision Map Act.

RECOMMENDATIONS TO CITY COUNCIL:

That the Planning Commission send a separate communication to the City Council recommending the following:

1. That City Council give the highest priority to facilitating, conducting and implementing a Project Study Report (PSR) as identified because of its importance in a) addressing regional mobility issues; b) relieving cumulative traffic congestion at key intersections within the City;

c) articulating the need for Measure D reauthorization; and d) facilitating emergency access to the Cottage Hospital facility. The PSR should include a focus on identifying early implementation of projects capable of providing near term congestion relief without compromising long-term mobility and access issues being addressed in other on-going efforts. Accordingly, the City should accelerate discussions with SBCAG and Caltrans to fund and implement this approach in the coming fiscal year.

2. That City Council receive a list of potential underground utilities in the Cottage Hospital area, to be reviewed and possibly acted on, as possible benefits to address the amount of change resulting from the project in the surrounding neighborhood.

3. That in the event SBCH approaches the City for changes to the right-of-way due to new security restrictions and requirements, such that red curbing is necessary and will result in the loss of parking or other significant changes in the right-of-way, the Public Works Director shall consider making changes in cooperation with SBCH and consistent with the intent of the Specific Plan and City's Circulation Element and including review of right-of-way improvements by the Architectural Board of Review.

This motion was passed and adopted on the 24th day of March, 2005 by the Planning Commission of the City of Santa Barbara, by the following vote:

AYES: 6 NOES: 0 ABSTAIN: 0 ABSENT: 1 (Larson)

I hereby certify that this Resolution correctly reflects the action taken by the City of Santa Barbara Planning Commission at its meeting of the above date.

Liz N. Ruiz, Planning Commission Secretary

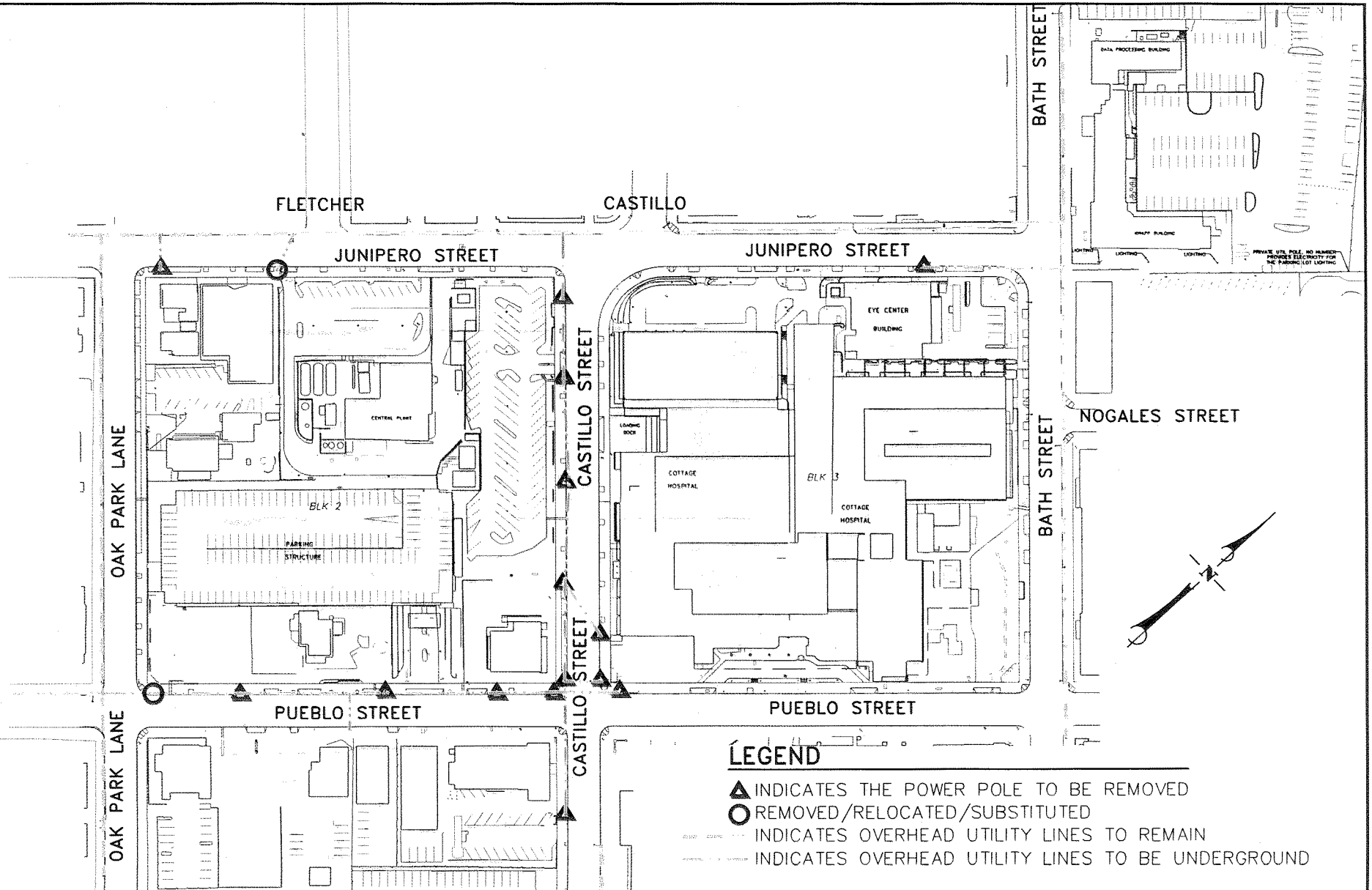
4/14/05
Date

THIS ACTION OF THE PLANNING COMMISSION CAN BE APPEALED TO THE CITY COUNCIL WITHIN TEN (10) DAYS AFTER THE DATE THE ACTION WAS TAKEN BY THE PLANNING COMMISSION.

100 FOOT CRACK SURVEY & VIDEO RECONNAISSANCE AREA

EXHIBIT A

EXHIBIT B



LEGEND

- ▲ INDICATES THE POWER POLE TO BE REMOVED
- ○ REMOVED/RELOCATED/SUBSTITUTED
- INDICATES OVERHEAD UTILITY LINES TO REMAIN
- INDICATES OVERHEAD UTILITY LINES TO BE UNDERGROUND

SHADING INDICATES PROPOSED HOSPITAL BUILDINGS

Penfield & Smith
ENGINEERS • SURVEYORS • PLANNERS
CAMARILLO SANTA BARBARA SANTA MARIA LANCASTER

W.O. 14164.05 Phase 04\UTIL POLE EXH 20050323 CITY REQUEST.DWG

COTTAGE HOSPITAL PROJECT
UTILITY POLE EXHIBIT

PREPARED AT THE DIRECTION OF
CITY OF SANTA BARBARA

SCALE: 1"=150'